



# SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

OCTOBER 1, 2013 MINUTES

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## CALL TO ORDER

Commission President Skip Novakovich called the Commission meeting to order at 6:30 p.m. in the Plaza Room at Clover Island Inn located at 435 Clover Island Drive, Kennewick, Washington 99336.

### The following were present:

**Board Members:** Skip Novakovich, President (Co-chaired the meeting)  
Don Barnes, Vice-President  
Gene Wagner, 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  
Larry Peterson, Director of Planning & Development  
Bridgette Scott, Executive Assistant  
Lucinda Luke, Port Counsel

**City of Kennewick:** Steve Young, Mayor  
Don Britain, Mayor Pro Tem (Co-chaired the meeting)  
Paul Parish, Councilman  
Greg Jones, Councilman  
Bob Parks, Councilman  
John Hubbard, Councilman  
Marie Mosley, City Manager

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PORT OF KENNEWICK AND  
CITY OF KENNEWICK  
SPECIAL JOINT MEETING

Clover Island Inn, Plaza Room  
435 Clover Island Drive  
Kennewick, Washington

October 1, 2013  
6:30 p.m.

1                   MAYOR PRO TEM BRITAIN: Good evening.  
2           I'd like to welcome everybody to the Port of Kennewick,  
3           City of Kennewick's Special Joint Meeting of October 1st,  
4           2013. My name is Don Britain, I'm the Mayor Pro Tem for  
5           the City of Kennewick.

6                   And the mayor and myself have not changed  
7           positions. Mayor Young was not going to be here tonight,  
8           and his plans changed at the last minute, and he was very  
9           gracious in allowing me to still conduct the meeting on  
10          behalf of the City.

11                   COMMISSIONER NOVAKOVICH: At this time,  
12          I'd like to call the Port of Kennewick Commission meeting  
13          to order. For those of you that don't know, this is a  
14          special meeting of the Port of Kennewick Commission which  
15          will be conducted under Port of Kennewick Commission  
16          Rules for the Port of Kennewick.

17                   For the City of Kennewick, this is a  
18          workshop, so there's kind of two different formats going  
19          on, but we'll explain that as we go along. Basically,  
20          what it means is the Port can take action at this  
21          meeting, the City will not. So I just wanted to make  
22          that clear right up front.

23                   I'd also like to take a moment to thank the  
24          staff at the City of Kennewick and the Port of Kennewick,  
25          particularly Evelyn and Tana, wherever they are, for

1 doing an amazing job of getting the word out to the  
2 public about this meeting and inviting all of you here.

3 So I'm glad you're all here. I would just  
4 ask that you turn off all cell phones, other noisemaking  
5 devices, bubble gum, anything else that you may have that  
6 makes noise, and then if you'd please rise, I'd like to  
7 ask Marie Mosley to lead us in the Pledge of Allegiance.

8 (Pledge of Allegiance.)

9 COMMISSIONER NOVAKOVICH: This actually, at  
10 Port of Kennewick Commission Meetings, we have two  
11 sessions of public comments -- one at the beginning of  
12 our meeting, one at the end. It's a time for the public,  
13 in this instance, to address the Kennewick City Council  
14 or the Port Commission on anything that you would like us  
15 to be aware of or anything you would like to say.

16 We will not engage in back and forth  
17 conversation with you. If you have a question, we may  
18 refer it to staff or a consultant to answer your question  
19 at a later time.

20 We just ask that you go to the podium, state  
21 your name and address for the record, and limit your  
22 comments to three minutes. At this time, would anyone  
23 like to make a public comment?

24 Ed.

25 And, Jim, you're up next.

1 MR. FROST: My name is Ed Frost. I  
2 reside at 609 West Albany Avenue in Kennewick.

3 I would like to thank the Port Commission and  
4 the City Council for this special meeting tonight for  
5 the, spirit of cooperation in revisiting and refocusing  
6 your energies and efforts on the Columbia Drive, but most  
7 importantly, on the river.

8 You know, that Columbia River outside this  
9 window is the signature of our community. It cannot be  
10 replicated anywhere else, that's the signature of our  
11 community, and I appreciate the fact that the elected  
12 officials are focusing their concerns on what we can do  
13 to make that a more distinguished signature for our  
14 community.

15 I've been following the plan, and actually  
16 participating in the plan that has been presented by  
17 Mr. Black, and I really like what I see so far, but I do  
18 have some specific recommendations for Council and Port.

19 One is that, from an economic standpoint, I  
20 believe that you must move quickly and cooperatively on  
21 the wine effluent treatment facility. That seems to be  
22 the key thing in the economic development package for the  
23 Columbia Drive Project.

24 Now from the recreational standpoint, I  
25 understand, from previous studies, that there may be a

1 need to dredge Duffy's Pond. And I know a lot of people  
2 don't like to hear the "D" word, but if in fact it is  
3 necessary to dredge Duffy's Pond sometime in the future,  
4 I think it needs to be explored, and if it is something  
5 that is needed, then at least begin the permitting  
6 process, because I understand the permitting process can  
7 be long and cumbersome. But if you never start the  
8 permitting process, you will never do the dredging.

9 The other recreational aspect of Duffy's Pond  
10 is the path, and there's a neat path that's partially  
11 surrounding Duffy's Pond, and one of the first things  
12 that the City and the Port could do together is to  
13 complete that path so that you can actually walk around  
14 the pond. I think it would improve the walk and it would  
15 certainly make it a much more appealing recreational  
16 destination for people in our community.

17 And, thirdly, just a note of caution. It  
18 seems like every community in southeast Washington has an  
19 angle on the wine business. Everybody has got a way it's  
20 going to work. I don't think there is unlimited demand  
21 for the wine industry and wine. I think there is a  
22 limit, and I think we need to pay a lot of attention to  
23 that in the future because, once the day happens that the  
24 capacity outstrips the demand, we're going to be in some  
25 serious trouble if we're going to plant all our eggs in

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1 the basket of the wine industry.

2 So thank you for accepting my comments  
3 tonight, and I certainly appreciate your efforts in  
4 developing Columbia Drive, Duffy's Pond, and the river.

5 COMMISSIONER NOVAKOVICH: Thank you, Ed.  
6 Jim.

7 MR. WADE: Jim Wade, 1813 South Rainier  
8 Place, Kennewick.

9 I agree partly with what he said, but I have  
10 some questions. And one of them being is that you have  
11 indeed a successful and timely development of the  
12 Columbia Gardens and how it will help the community. I  
13 want to know how.

14 Also, the Port has already spent \$5.2 million  
15 toward revitalization of Columbia Drive. How many more  
16 millions do you plan on spending and where will the money  
17 come from? How many more businesses will it attract and  
18 how many jobs will it create? How many years will it  
19 take to recoup the money spent?

20 Also, a question on the treatment plant is  
21 that at one of the Port Commissioner Meetings, the one at  
22 Benton City you were talking about that the sewage  
23 couldn't go into the sewer because it clogged the lines  
24 and stuff, so wouldn't that do the same thing if  
25 Kennewick ran it through their sewers, and also what the

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1 cost would be on that.

2 And also, with all these down here, wouldn't  
3 that be competing with Red Mountain, the plants, with all  
4 the wineries planned for down here and up on Red  
5 Mountain?

6 Right now it stands at, spent \$5.2; you're  
7 talking about another \$1 to \$1.3 for the gardens, so that  
8 means \$6.5 million. So last, but not least, what would  
9 be the total cost of the Columbia Gardens Master Plan and  
10 all this that is planned down here and what would the  
11 Port's share be, what would be the City's share be, and  
12 how much would come from private sector or private  
13 developers.

14 I know you can't answer all of these  
15 questions, but I thank you for your time.

16 COMMISSIONER NOVAKOVICH: Thank you, Jim.  
17 Those are good questions, and I think some of the answers  
18 you'll hear a little bit later on in the presentation.

19 For other answers, I just suggest that you  
20 talk to Port staff or City staff to get the rest of the  
21 answers. Some of them, I can tell you right now, are  
22 unknown.

23 Would anyone else like to make any public  
24 comments at this time?

25 (No response.)

7



1 COMMISSIONER NOVAKOVICH: Okay, seeing  
2 none, we'll go to, back to Mayor Pro Tem Britain.

3 MAYOR PRO TEM BRITAIN: All right. Thank  
4 you, Commissioner Novakovich.

5 You know, the City and Port have a long  
6 history of working together on different partnerships and  
7 projects and have a shared vision for mixed use and  
8 commercial development along our waterfront area.

9 I think it's pretty obvious that the Port has  
10 made a significant investment in downtown Kennewick, not  
11 only redeveloping Clover Island into also a beautiful  
12 waterfront destination, but also the entire, it affects  
13 the entire Kennewick downtown area along Columbia Drive.

14 I think we have a historic opportunity to  
15 revitalize our downtown area, including our waterfront  
16 area, to bring in new business and jobs to an area in  
17 Kennewick that really is in desperate need of both. And  
18 after many years of a lot of talk and multiple studies,  
19 it looks like it's time to turn some dirt and make  
20 something happen, and I really think this is an exciting  
21 time for Kennewick, especially on this project.

22 What we want to do tonight, first of all,  
23 there's many details of the project that need to be  
24 worked out and so hopefully at the conclusion of  
25 tonight's meeting, both the Port and City of Kennewick

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1 staff have enough information and enough direction to go  
2 back and work and have an opportunity to bring back an  
3 interlocal agreement to the council, speaking on behalf  
4 of the City, by the end of the month so we can get this  
5 interlocal agreement signed.

6 So that's the goal tonight. I'm looking  
7 forward to a very open and honest discussion and to  
8 hopefully answer as many questions as we can. I do  
9 appreciate everybody, again, coming down here and  
10 spending their time here Tuesday night for this meeting.

11 Things like this don't get done alone.  
12 They're done through partnerships, and right now, I think  
13 we have a really good partnership opportunity with the  
14 Port of Kennewick and private investors. So, again,  
15 thank you for coming down here tonight.

16 COMMISSIONER NOVAKOVICH: Thank you. And  
17 I would just like to add that, well, 13 years ago, the  
18 dream for this whole project began, it began right in  
19 this room. For those of you that don't know, that was  
20 when the Urban Design Assistance Team came to Kennewick.  
21 I think, since then, the community has been waiting for a  
22 catalyst project.

23 And I have to tell you that even some people  
24 think there's been disagreement between the Port and the  
25 City. This is not the first time the Port and the City

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1 have actually joined together on waterfront development.  
2 The City actually participated fairly heavy in the UDAT  
3 process.

4 They participated fairly heavily in  
5 developing the archway, the pathway, the lighthouse  
6 project to the tune of about \$332,000 through the  
7 Community Development Block Grant, so this isn't new.  
8 What this is, is this is huge.

9 This is a huge historic project for this  
10 City. It's a huge historic project in the state of  
11 Washington for the wine industry because what you're  
12 going to hear tonight is something that hasn't been done  
13 anywhere in the state and it will be setting a state of  
14 the art standard for the wine industry in our region, far  
15 surpassing Walla Walla, far surpassing even a lot of  
16 what's going on in Napa Valley, so we have a tremendous  
17 opportunity here.

18 Mr. Frost asked some questions about supply  
19 and demand and when it would run out, and you will hear a  
20 little bit later on, on an economic study that will  
21 explain some of that and maybe alleviate some of those  
22 concerns because that study has been done; our staff  
23 asked about it, and I think we have some very good  
24 answers for that.

25 But I think what you're going to see tonight

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1 is you're going to see an opportunity for two elected  
2 bodies to get together and to create something that is  
3 going to be long lasting and create a tremendous benefit  
4 for this community, and as Mayor Pro Tem Don Britain  
5 said, we've been talking for a long time; now it's time  
6 to move dirt and build something.

7 So with that, I would like to introduce  
8 Professor Gary Black from Integrated Structures who will  
9 do a discussion on the project.

10 Oh, excuse me, I'm going to back up a second.  
11 We have -- Marie is laughing at me, went right over that  
12 one.

13 MS. MOSLEY: No, Tim was laughing at you.  
14 I just was laughing at Tim.

15 COMMISSIONER NOVAKOVICH: You want to  
16 talk, is that it.

17 MR. ARNTZEN: I got the laughing and she  
18 got in trouble for it.

19 COMMISSIONER NOVAKOVICH: Let me back up  
20 and apologize, and I would like to introduce Marie Mosley  
21 from the City of Kennewick. She's the city manager for  
22 the City of Kennewick and she'll be having some comments  
23 with Tim Arntzen, Executive Director of the Port of  
24 Kennewick.

25 MS. MOSLEY: Thank you, Commissioner

11

1 Novakovich and Mayor Pro Tem Britain for having us here  
2 tonight and starting this meeting.

3 It's a privilege and a pleasure to be here  
4 tonight and to be able to unveil this great vision that  
5 we have for the Columbia Drive Redevelopment Project.

6 Almost three years ago, the council provided  
7 staff with direction to work with the Port of Kennewick  
8 to bring back a partnership approach to the bridge to  
9 bridge planning efforts. And to the public, it may seem  
10 like we really have not done a lot in this past three  
11 years, but there has been a significant collaboration  
12 among City and Port staff to get where we are today.

13 So although it doesn't seem, and I know we're  
14 all anxious to get something actually done, there's been  
15 a lot of groundwork to get us to where we are today.

16 The Port has really set the stage to prepare  
17 us for decision points that are being presented today or  
18 will be presented today for tomorrow's future. And as  
19 Commissioner Novakovich mentioned, there's a lot of  
20 history and partnership between the Port and the City,  
21 and I just wanted to bring up some additional examples of  
22 things that we've been working on.

23 For instance, lowering the levy to create the  
24 Heritage Trail, the pocket park, Duffy's Pond Trail, the  
25 Port's commitment to the downtown and tremendous effort

1 in enhancing Clover Island.

2 This is a great place, right here, that we're  
3 at, and the whole island itself has really been  
4 transformed, and that is really due to the Port's  
5 efforts.

6 The Port's significant investment in  
7 purchasing and clearing Columbia Drive properties --  
8 without the Port making that investment, we wouldn't be  
9 here talking about how we could redevelopment Columbia  
10 Drive.

11 The Port's commitment to Southridge Local  
12 Revitalization Financing Project and the previous land  
13 transfer at Southridge, which strengthened the City's  
14 Southridge area and has helped, really, spur development  
15 in the Southridge area.

16 The Port's partnership with our police and  
17 fire personnel, they've really provided us with the empty  
18 buildings that we've used to do some training, and that  
19 saves taxpayer dollars, where we're not having to go out  
20 and spend those on training opportunities in other areas.

21 One final comment that I wanted to make is  
22 that the council has provided staff, all of us, with  
23 direction to focus our resources on five priority areas,  
24 and those five priority areas really embody this project  
25 that we're going to be talking about, and I wanted to

1 just briefly touch on those five priority areas.

2 Community safety -- the redevelopment of this  
3 area has provided, already the redevelopment that's been  
4 done has provided for a safer community. We have less  
5 calls for service in that area, which saves taxpayer  
6 dollars and is able to provide better allocation of our  
7 limited public safety resources.

8 Economic development is another priority  
9 area, and this partnership with the Port is, will spur  
10 economic development and bring new economic benefits to  
11 our community.

12 Infrastructure and growth -- by providing the  
13 infrastructure, that will help spur the development,  
14 we're able to provide our citizens with a return on  
15 investment and be able to help the private development  
16 come in, and that, in itself, will enhance property tax  
17 values, sales, retail sales in the community,  
18 contribution by private developers that will really  
19 contribute back that infrastructure investment in  
20 improvements, and the M & O cost associated with that.

21 Quality of life -- we are establishing a  
22 vibrant gathering place for our young professionals,  
23 families, for really all community members of all ages,  
24 and there's going to be many amenities in this vision  
25 that will be incorporated as well for the community.

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1           wow, this is our big night. We've been meeting for at  
2           least 18 months. I think Marie says it's like three  
3           years, so we've been meeting for a long time, and  
4           sometimes it seems like we're just going over the same  
5           stuff and we kind of get impatient and we say, no, let's  
6           just hang in there a little bit longer, we kind of get an  
7           idea, kind of moving it forward.

8                         So it has taken us a long, long time to kind  
9           of get to this point where we feel like we could present  
10          some concepts and ideas to you. And it's really a great  
11          night for me, and I'm sure for Marie, too, because we  
12          finally get to kind of put this out there in the public  
13          and just see who shoots at it and how many bullets they  
14          use.

15                        So it has been a long process for us. The  
16          interest in this area has been reinvigorated, in my  
17          opinion, here in the last year, 18 months with just some  
18          of the things that have come upon us. I think some of  
19          the interests that the private sector has expressed  
20          through the city manager.

21                        I mean, that was one of the things, I  
22          remember before Christmas last year, Marie comes in, hey,  
23          Tim, got another idea here. And that's really, in my  
24          opinion, why we're where we're at tonight because Marie  
25          was pushing so hard -- come on, Tim, we've got to get

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1 this thing ready to go -- so I appreciate that.

2 That's not all that's taken place, but that I  
3 think is really what's carried us across the finish line.  
4 I also remember Mayor Young, we went down to Berkley and  
5 we looked at a lot of places down there. And we're  
6 driving in the van and we're looking at neighborhoods and  
7 we're kind of getting the vision with Professor Black and  
8 the group. We're seeing how other places have approached  
9 this situation.

10 So there's really been a lot of commitment  
11 and buy-in from all sorts of people, whether it's  
12 staffers or elected officials. Skip was down there with  
13 us as well, so I'm really kind of proud of all of the  
14 ingredients, if you will, that have gone into getting us  
15 tonight to this product that hopefully we can roll out  
16 for you.

17 Some of the key concepts, as I see it on the  
18 part of the City, I think the key thing that you'll hear  
19 from Professor Black is the pretreatment of the winery  
20 effluent. Gone are the days where you can just plumb  
21 everything into the City sewer system, but there's a  
22 fairly straightforward method of treating this. That is  
23 kind of the big thing that this project needs, and that's  
24 the thing that Marie and I said probably goes in the  
25 City's column.

17

1                   What goes in the Port's column, we have  
2                   experience with incubator buildings. We've got a really  
3                   nice building out there that we could rehab for a winery.  
4                   We could put them in there, and that might be the Port's  
5                   contribution, a nice start-up building for a fledgling  
6                   winery, a mom and pop team.

7                   There's already significant private sector  
8                   interest in this. I've had a couple contacts, I know  
9                   Commissioner Barnes had a phone call. We're starting to  
10                  see folks show interest in this, and we haven't even  
11                  really publicized this yet.

12                  The only thing that I see that put it out  
13                  there was the article in the Tri-City Herald, but the  
14                  private sector is starting to really show some interest,  
15                  but they're not ready to come in yet because, as we've  
16                  seen in so many other great projects, the governments  
17                  have to go first. We have to set the table with the  
18                  infrastructure.

19                  So that's kind of the key that I see it, and  
20                  then this private sector, expertise and investment is  
21                  ready to come in.

22                  I think what we've got going tonight, if we  
23                  do it right, is bigger than the Columbia Drive area. I  
24                  think it could be a new paradigm of real cooperation and  
25                  team building between the Port and the City. I haven't

1           seen this anywhere else in the state.

2                       I go to a lot of the port conferences. We  
3           haven't seen it, at least from the Port side, I think if  
4           we put this thing together, this project is going to  
5           carry us into many other projects -- Vista Field,  
6           continued support at Southridge, you name it. So I see  
7           something over even bigger than Columbia Drive here.

8                       You know, simply put, just to reiterate, this  
9           project really cannot happen without what I hope will be  
10          the support of the electeds -- to say, Tim, Marie, and go  
11          out there and bring this back an agreement that we can  
12          implement.

13                      And we have seen it, we have seen the private  
14          sector come in, you've seen at Southridge, we've seen it  
15          with our development out in the Richland Y with the  
16          Spalding Business Park.

17                      So I'm just real excited about what the  
18          possibilities could be. I want to say just a couple  
19          other things and then I'll turn the microphone back to  
20          the electeds.

21                      Through this process, the pattern language  
22          process that Professor Black has been leading, that's  
23          simply a process where you get in and you listen to the  
24          community and you say, what do you think we ought to  
25          build? I'll tell you, the cardboard models over there,

19

1 they're really neat, but they're not what I had  
2 envisioned. They're better than what I had envisioned  
3 because you brought down, you've got all of the comments  
4 from the folks that are interested in this.

5           You have one lady that used to live in the  
6 trailer park, the Willows Trailer Park, that has added  
7 her comments to this. So what you're going to see over  
8 there is way bigger than any of the visions that I think  
9 we could have come up with, and so that's really a very,  
10 very exciting thing.

11           The other thing that is very critical here is  
12 the Port has bought properties out there. We haven't  
13 forced anybody out. We haven't used condemnation. We  
14 haven't done that, and we're not going to do that.  
15 There's some private properties left in there and we're  
16 going to co-exist with them. We're going to make them  
17 feel at home.

18           We're not going to chip away at them little  
19 by little and make them feel so uncomfortable that they  
20 want to leave. KIE, hey, they're great partners. Gus,  
21 the owner of KIE, has been participating in this process.  
22 So I wanted to get that out there. We're not going to  
23 try to gobble up the remaining private parties out there.  
24 We're going to be good neighbors and we're going to ask  
25 them to come along and see the vision with us.

20



1 I just want to reiterate this, you're all part of this  
2 and we welcome your comments.

3 So with that, I would like to introduce  
4 Professor Gary Black. And I don't know, Colin Burton.

5 (Inaudible) yesterday afternoon, they did a  
6 presentation to the pattern language folks -- while Gary  
7 is setting up there, and I think you're going to see a  
8 lot of the same thing, but I think probably you're going  
9 to see some new things too.

10 PROFESSOR BLACK: Hello. It's a real  
11 pleasure to be here, actually, and I'm happy to see a lot  
12 of people turned out.

13 When we first joined forces with the City of  
14 Kennewick and the Port of Kennewick, a little over two  
15 years ago, we came here for the first time to Tri-Cities,  
16 and the Port was looking at a couple of different  
17 properties -- a racetrack, something out at Badger  
18 Mountain south, and this spot over here.

19 And I think there was a bit of a desire, you  
20 know, to expand out into the green fields where nothing  
21 existed and start afresh, and they probably thought that  
22 that's what we would like.

23 And I think they might have been surprised at  
24 that time when, after looking at those various  
25 properties, we said, you know, the gold mine is right

22

1 over here. I mean, you've got all the amenities, more  
2 amenities than most sites Colin and I have ever worked  
3 on. You have the Heritage Trail, you have the Nature  
4 Trail, you have Duffy's Pond, you have the Columbia  
5 River, you have these fantastic old growth trees sitting  
6 on the site.

7 And so they said, okay, well, if you want to  
8 vision it there, then let's go that direction. We felt  
9 at that time that the piece of property was so -- I mean,  
10 we came from out of town so we didn't have any bias about  
11 it -- that it was so precious that, actually, we had to  
12 follow kind of a precious process.

13 You know, it's pretty easy for an architect  
14 to come in from out of town and with all of these great  
15 ideas and put up a bunch of condominiums or whatever they  
16 come up with and just put it on the land.

17 But we felt, no, we're not going to do that.  
18 We're going to follow it a different process, and it's a  
19 pattern language process, and I'm going to spend about  
20 three minutes describing what that is. And if you get  
21 bored, there's going to be a quiz at the end of this, so  
22 hang with me.

23 What a pattern language does is what Tim  
24 says, you sit in a room and you kind of talk. You don't  
25 put down a bunch of designs, but it's not just idle talk,

23



1       it's talk with a point, and these are the key things that  
2       it does.

3                    It makes the goals and visions actionable to  
4       design teams. You tell us something, we have to be able  
5       to act to that, so it has to be put into a form that we  
6       can then design to it.

7                    It, of course, ferrets out the questions,  
8       builds consensus of what the problems and the possible  
9       solutions might be, and then it provides that group,  
10      which was about 40 people in the early days, with the  
11      ability to evaluate the design, you know, you can point  
12      to it and say, did they do this and that.

13                   And the anatomy of a pattern is there's a  
14      title, there's an image, an archetypal image, a problem  
15      statement, a description, a diagram or a sketch, and a  
16      solution statement.

17                   And this is one, this is an example from the  
18      pattern language that was developed, we show 33 patterns,  
19      and one is the Nature Trail. And so you've got this, you  
20      know, this problem here, statement -- nature trails are  
21      loved by people of all ages because they satisfy a desire  
22      to be outside exploring the natural environment.

23                   And then you go through some text and you end  
24      up over here with a directive, therefore, create a nature  
25      trail along most of the frontage with Duffy's Pond, give

1 access to the adjacent development but buffer the trail  
2 and protect it so that existing wildlife will remain and  
3 new wildlife will come.

4 So that's how it works, and -- my kids love  
5 to say that there's this movie Jurassic Park, and there's  
6 apparently a scene in it where the professor gets in a  
7 helicopter and can't figure out how to put on the  
8 seatbelt, so he ties the thing around his waist and they  
9 claim that's a perfect description of me when it comes to  
10 technology.

11 Anyway, so you know, these are words of the  
12 patterns. I look here and I see high places and quiet  
13 backs. You know, this came from the 42-member group.  
14 Those ideas of a high place, a place we can get up and  
15 survey your environment and a quiet back, where you could  
16 sit down and maybe eat a sandwich next to a tree came  
17 from the people of Kennewick.

18 It's not the thing you would find in the  
19 typical developer's list of items that should be included  
20 in a development.

21 So after we completed the pattern language  
22 with those 33 different patterns, we then went back to  
23 our office in Berkeley, and Colin and I and some other  
24 people then printed out the image, that archetypal image  
25 of each of those patterns and we started placing them on

25

1 the site.

2 Now this is Columbia Drive here, and the  
3 Clover Island Drive there and the green, the brown, and  
4 the gold are the properties owned by the Port.

5 And so we worked with those properties, and I  
6 want to, again, say something, reiterate a little bit  
7 what Tim just said. We presented this in a slightly  
8 different format to some of the folks who were part of  
9 that original group yesterday.

10 And Gus, from KIE, was here, that's his piece  
11 of property, and he was asking me if he's a fly in the  
12 ointment, and I said absolutely not. In fact, one of  
13 the, one of the things we, one of the reasons we like  
14 this site is because it's very authentic. You know, I  
15 think people are wanting, we're noticing, that people  
16 gravitate to that and they want that authenticity.

17 The Disneyland that just keeps developing out  
18 into our environment is not something that people  
19 necessarily really want.

20 And when you have the opportunity to, you  
21 know, have a glass of wine over here and, yeah, there is  
22 a pipe shop next door, that's reality, that's kind of one  
23 of the reasons we like -- why do people go to Ice Harbor  
24 in downtown, it's got these thick concrete things, and  
25 it's a neighborhood with realities going on.

26

1                   So, so, yes, you know, no one is getting  
2 booted out, by any means.

3                   So we put these patterns down, and trying to  
4 envision, you know, where would those high places be,  
5 where would those quiet backs be, where would the access  
6 to the water be, and then put them down into this kind of  
7 configuration, which you can't really read from your  
8 position right now.

9                   That then morphed into some plans. At the  
10 end of the day, we're going to make buildings here. So  
11 this is a plan, a schematic plan of the Willows -- maybe  
12 I should back up, just quickly. So this is called the  
13 Willows site. This is going to be called the Columbia  
14 Gardens. We've been calling it the Wine Business Park  
15 but it's getting a new name of Columbia Gardens, which is  
16 what this whole area used to be called, and Cable Greens.

17                  So the Willows, this one here, that's on  
18 Clover Island Drive, that's the first one we're looking  
19 at. And what emerged was that on that site, it would be  
20 retail, it would be wine incubators, which, for young  
21 winemakers or old winemakers that want to move out of  
22 their garage and have a place to make wine, can move in  
23 for, you know, less capital investment than they would  
24 normally be expected to pay, and living, those key  
25 criteria of that pattern language group.

1                   So what you have here is wine incubators in  
2                   here and some tasting rooms and little undiscovered  
3                   courtyards that you can, you might not even see it the  
4                   first or second or third time you're there.

5                   And if any of you have ever been to Carmel,  
6                   one of the things I love about that town so much is  
7                   you're walking down the street, and you had been there  
8                   many times, and then suddenly, I don't know what it is,  
9                   you catch something out of the corner of your eye and  
10                  there's a little opening in a wall.

11                  And you walk back into that opening and you  
12                  just peek your head in, nobody is stopping me. You go a  
13                  little bit further, and you end up, get back there and  
14                  there's a whole courtyard and you've got tea going over  
15                  here and croissants going over here, so this is part of  
16                  this, there's a little bit of a discovery that goes on in  
17                  there.

18                  The first floor of this is retail and then  
19                  the upper two floors are living.

20                  One of the things that came out of the  
21                  pattern language work was, instead of having a sea of  
22                  parking, surrounding a shopping mall, you had little  
23                  pockets of parking; so although the cars are necessary,  
24                  they're not dominating the environment, very pedestrian  
25                  friendly.

1                   This is a little bit of anthropometric view  
2                   of that idea, looking back from Duffy's Pond, which is  
3                   right here, Nature Trail there. This was kind of an  
4                   interesting little piece. It's got a tower and it could  
5                   have bike and kayak rentals in it.

6                   And we took the Port and some other people  
7                   who visited us in Berkeley to a place in San Francisco  
8                   where it was a beer garden and they built it out of cargo  
9                   containers. And they took a cargo container, they  
10                  painted it gray, they put on some sliding doors and  
11                  stacked them up, and it was very inexpensive  
12                  construction.

13                  But the thing that it did is it made you feel  
14                  very welcome, almost no matter what, how you were  
15                  dressed. I mean, you could come off sweaty on your bike,  
16                  you could be in jogging shorts. There was picnic tables  
17                  on some gravel, and it was extremely comfortable.

18                  And so the idea is that that connection to  
19                  the Heritage Trail, which is just right there, you can  
20                  just get on it right there, maybe it's right there, that  
21                  this place would have that kind of quality to it, that  
22                  everybody is welcome and you can, you know, you can get  
23                  into the game for a dollar, or dollar and a quarter, you  
24                  can buy a cup of coffee, it's very easy to access it, all  
25                  of which is extremely important in having

1 cross-fertilization of the community.

2           You've got to put good places where you can  
3 buy something that doesn't cost much money, otherwise,  
4 you start to exclude people.

5           Then we were tasked with looking at the  
6 Columbia Gardens area, and when we did the pattern  
7 languaging, pattern language diagramming on the boards,  
8 that area started to develop as more of a commercial  
9 center, where your zoning is unusual in that you can have  
10 wine processing taking place in town.

11           So a winery can exist in this location where  
12 they make the wine. They don't just, it's not just  
13 tasting rooms. And so this area is envisioned as  
14 boutique wineries and larger wineries up to, on this  
15 site, you can put between 250 and 300,000 cases of  
16 production, which is substantial. That's, I mean, a  
17 typical boutique winery might be 2,500 cases, a  
18 medium-sized might be 5,000 up to maybe 10.

19           So 300,000 cases is a lot. And as part of  
20 that, we had envisioned that the drive -- this is  
21 Columbia Drive again -- that the buildings would be  
22 pulled back from the street. Right now they come right  
23 out to the sidewalk. So you start to set up some kind of  
24 a promenade on East Columbia Drive; let the community  
25 know something is really good beginning to happen there.

30

1                   So what we've done here is we've pulled these  
2 buildings back between 36 and 26 feet, depending on, we  
3 did a little bit of a saw tooth because it adds some  
4 interest to it, but at 36 feet, what you get is from the  
5 curb you get about a ten-foot wide planting strip.

6                   Then you get a six to eight foot-wide  
7 sidewalk, and then you get another ten-foot wide planting  
8 strip, so you get a double colonnade of trees with a  
9 walking path, not that there's going to be a lot of  
10 people in the beginning, walking out there, because it's  
11 a very busy street, but this will mitigate some of that,  
12 and from a car, the vision of that will be much improved.

13                   Over here, as Mr. Frost said earlier, is a  
14 very key component to this development. This is an  
15 existing building, and in this building, in about less  
16 than half of it or approximately half of it, there are  
17 technologies out there -- and the Port and various folks  
18 have been down to California to see it -- their  
19 technologies, in answer to another gentleman's concern,  
20 where you can pretreat winery waste.

21                   In fact, you can pretreat it so good that you  
22 can put it back on the land, if you so desired. In other  
23 words, you can take that winery effluent, you can  
24 pretreat it, you can put it into a small little,  
25 something called a constructed wet land, so where certain



1 kinds of bugs and bull rushes do a little bit of a polish  
2 on it.

3 And that water is clean enough in California  
4 to put it back into a river, which is one of the highest  
5 standard, or you can put it back onto a vineyard. You  
6 can also send it from there to the City sewage treatment  
7 plant without causing any problem because it's virtually  
8 pure water going to that plant.

9 But it is, that is an absolutely key  
10 component of any development down here having to do with  
11 wine business, because you've got to treat that. It's  
12 harmful if it goes on the ground or any bodies of water.

13 That's a perspective of it, and to give, you  
14 know, without the trees on it. I should have stated  
15 earlier that on the Willows site, we positioned all of  
16 the buildings and all of the driveways so as to preserve  
17 every one of those trees, the large trees that are out  
18 there on that site. It's all, I mean, that's why it has  
19 that configuration.

20 Same here, it showed in the other plan, but  
21 we've removed the trees so you can see a little bit  
22 better, but the idea is we have access off this busy  
23 street, we've got your colonnade of trees. And then as  
24 you develop this nature trail, you can have little  
25 courtyards and a little tasting room off of this

1 building; you can have a courtyard with a tasting room  
2 off of this, and a similar, so you can get this little  
3 necklace of tasting rooms that you access off that nature  
4 trail.

5 And, again, what we find in California is,  
6 yeah, tasting rooms are nice and people like to go taste  
7 wine, but there's something that you like also about  
8 tasting wine in a facility that is producing the wine.  
9 Again, it's just element of authenticity, I think, that  
10 people like.

11 You're sitting there. Maybe you can look at  
12 the barrel room, maybe you could take a tour, talk to the  
13 winemaker, how things are going, and it's got a level of  
14 engagement that people tend to like.

15 This is a perspective, Google map perspective  
16 along Columbia Drive as it exists now, and this is a  
17 perspective after you've put these trees in. And you can  
18 see these buildings, one thing about industrial buildings  
19 is they're large, you know, so with an even 20 feet, they  
20 begin to set up, with a saw tooth pattern, an edge, an  
21 urban edge to that corridor.

22 I should say -- I know someone is following  
23 me talking about the economics -- but what we are finding  
24 in California -- and California tends to be a little bit  
25 ahead of some of the other states, not because they're

1 smart or anything, but because they're more difficult.  
2 There's more regulations. I've got a son that just, he's  
3 going to vet school at Texas A & M, and he was telling me  
4 that he wanted to go camping somewhere in Texas.

5 And he called, he has a dog and he called the  
6 park and he said, you know, I want to come camping there  
7 and I have a dog. And the woman on the other end of the  
8 phone said, okay. He said, well, do I have to keep it  
9 tied in my truck? She said, no. He said, well, do I  
10 have to keep it tied in my tent? She said, no. He said,  
11 do I have to have it on a leash? She said, no. She  
12 said, where are you from? Oh, okay, that's fine, thanks  
13 a lot. So, so, you know, we've got these regulations.  
14 Crazy.

15 What was the last thing I was going to say --  
16 sorry -- so what we're finding there is that people are  
17 interested, winemakers are interested in an urban setting  
18 for their wineries. Why? Because there's an economic  
19 driver. The typical archetype is to take your field, put  
20 a tasting room in it, put a processing building on it,  
21 put in a wastewater treatment facility, and bring a fire  
22 pump in there or fire storage, water storage for your  
23 fire sprinkler system.

24 And all of that adds up to a huge capital  
25 investment. Aside from the building, you dump a quarter

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1 million dollar into the treatment facility, you can dump  
2 \$350,000 is into a fire pump.

3 And when you go to an urban setting, if the  
4 effluent is already provided for you, there's no capital  
5 investment, there's just a monthly charge and a hook-up  
6 fee. If the fire, the amount of water you need for a  
7 fire sprinkler system is already available in the street,  
8 there's no capital investment, there's just a hook-up  
9 charge and some kind of a, possibly a monthly fee. So  
10 this is why the urban winery is I think a thing of the  
11 future.

12 Now one last thing. When we presented  
13 yesterday, people are always interested in what's the  
14 architecture, and we've got massing models here, and they  
15 are welcome to look at them, and you should, and you can  
16 talk to Colin and I after this. A massing model just  
17 gives the volume of the building.

18 There's no real fenestration on it. We've  
19 taken a couple of things and tried to fenestrate it with  
20 some windows and doors and give people a sense of what  
21 the thing would be like.

22 But, nevertheless, it looks like an austere  
23 thing, just roofs and walls. It won't be like that.  
24 When people ask us, we have said it's going to have a  
25 quality of being authentic without a lot of glitz, and

35

1 that's not that easy to really communicate.

2           People worry about it so I asked Colin to  
3 throw these two images on here. This is a homeless  
4 shelter that became very pretty famous in California  
5 after it was done, back in 1990, and it started, oddly  
6 enough, it started with a pattern language.

7           I sat on that site with twelve homeless  
8 people and started to interview them, and really what  
9 occurred, I mean, some of them were, clearly had drug  
10 problems, but others were just, I walked away from it  
11 realizing, gosh, this one person who was a nurse, was a  
12 person pretty much like myself, had a daughter, he was a  
13 nurse, he injured his back, had no health insurance, and  
14 next thing he knew, he was on the street and he trying to  
15 get a life back together, so it was a perception change,  
16 right.

17           But when you build a homeless center, the  
18 politicians won't let you spend very much money on it, so  
19 what money you have, you have to spend it very carefully.  
20 So this building was constructed with concrete columns  
21 that we build sewer pipes out of. It was constructed  
22 with concrete block, which we make government-subsidized  
23 housing out of.

24           And then inside that building, in the dining  
25 hall, I cast a concrete truss, which was very

1 inexpensive, and then just simply did no plaster, just  
2 painted the concrete block.

3 So there are ways to take materials that are  
4 inexpensive and put them together in a geometry and with  
5 very simple finishes and allow the structure and the  
6 geometry to carry the day. And that's really, we're not  
7 proposing something like this, but it's the idea of what  
8 we are saying that can happen down here.

9 It's got a little bit of a, you know, you can  
10 kick that wall, it's not like a piece of stucco they have  
11 at a lot of homeless shelters. People come in angry,  
12 they poke holes in the wall. You'd be poking holes in  
13 your feet if you tried to kick that thing. Okay. Thank  
14 you, very much.

15 COMMISSIONER NOVAKOVICH: Gary, thank  
16 you. I know there were some questions about economics  
17 and finance and stuff, and we have a study that was  
18 prepared by Jim Hagar from HDR Engineering. I would like  
19 to ask Jim to come up and give a presentation on that.

20 Jim, welcome.

21 MR. HAGAR: Thank you.

22 Tim asked me to come and talk a little bit  
23 about the report I put together, told me not to talk  
24 about the report, so I'm going to try to keep this fairly  
25 brief and somewhat lighthearted.

37

1                   So, with that in mind, maybe a little  
2 background. I used to work in the Tri-Cities, worked for  
3 the City of Pasco, worked out at Hanford, doing economic  
4 development. I'm a certified economic development  
5 professional. I work for HDR Engineering now in the  
6 Portland/Salem area. And I have worked with the Port on  
7 different wine studies in the past, so I'm pretty  
8 familiar with the industry. I also like wine.

9                   But one thing I always used to tell my  
10 economics class, when I taught at CBC here is, why did  
11 God create economists, it's to make metrologists look  
12 good.

13                   So, anyway, with that in mind, let's go into  
14 just a few economic things to talk about. Okay, what  
15 this is, is this is USGDP from 2005 and 2013. That's a  
16 percentage of growth. Now you look at 2008, that's a big  
17 trough, and it's not V for victory.

18                   Obviously, that was the start of the  
19 recession and growth has been slow to come back, to say  
20 the least. And the rest of 2013, they're forecasting  
21 about 1.5 percent growth. For '14, the congressional  
22 budget office is forecasting about 2.6 percent growth,  
23 however, if the federal government stays shut down for  
24 very long, the number can change drastically since that's  
25 about 10 to 15 people of GDP in this country.

1                   The reason I bring this up, you talk about,  
2                   okay, the wine industry and somebody made a comment about  
3                   the wine can't grow forever. Well, next slide kind of  
4                   shows, go that way, there we go. This is the GDP growth,  
5                   or negative growth, depending on the case, is the green  
6                   bars, and so you see the U.S. economy has not grown well.

7                   The red bars, and I tried to go with the wine  
8                   colors, showed growth in the wine industry just in the  
9                   United States over the past seven years. So, you know,  
10                  you look in 2008. Well, bad year, economically, for the  
11                  country; good year, economically, for the wine industry.  
12                  Same thing, 2011, a great year for the wine industry; not  
13                  so good for the economy.

14                  So is it, are people drinking more because  
15                  the economy is crappy? Maybe, but maybe not. And here  
16                  is why. Now if you look at like -- and I talk about this  
17                  briefly in the report -- in the state of Washington, in  
18                  2003, there were 240 licensed wineries. In 2013, there  
19                  were 796.

20                  In the United States, or actually this is  
21                  still in Washington, in '02, they produced 15.5 million  
22                  gallons of wine. In 2010, it's 20.1 million gallons of  
23                  wine. That's essentially 1.9 million additional gallons  
24                  of wine in the state of Washington alone.

25                  But speaking to the infinite question, in



1           2002, the average American family drank 2.2 gallons of  
2           wine per year. In 2012, it's 2.73, 2.73 gallons so not  
3           only are people drinking, but they're drinking more per  
4           year, more per person. And, ironically, if you look at  
5           wineries in the northwest -- this is Oregon and  
6           Washington -- they represent 16 percent of the market in  
7           terms of the wineries in the country, but only 3.7  
8           percent of the market, so there's a tremendous  
9           opportunity for growth for Washington, Oregon wines.

10                    I just count Oregon, I live over there, and  
11           (inaudible) anyway. But -- and the United States  
12           population, from 2000 to 2013 has grown about 30 million  
13           people. Out of that 30 million people, on average, 60  
14           percent of those drink in some way, shape, or form.

15                    But the other place where wine growth comes  
16           is here. Now if you look at over, this is from Gallup,  
17           they do an annual consumption pole, from 2000 to 2012,  
18           the people who prefer liquor as their drink has kind of  
19           stayed right around that 20, 25 percent mark; beer 50  
20           percent here; 35 percent here; wine 30 percent, 35.

21                    So what's happening is wine is taking market  
22           share away from beer. Liquor is taking market share away  
23           from beer, and as a result, there's more opportunity for  
24           growth in the wine industry.

25                    Oh, here we go. Okay, so you look at, then

1 you look at preference, preferred drink by age. In 1992  
2 to '94, 71 percent of 18 to 29-year-olds prefer beer;  
3 only 14 percent wine. 2012, '13, that has gone 41 to 24,  
4 wine has gained percentage points; beer has lost 30.

5 Hard liquor on the youngsters -- you know,  
6 youngsters like to drink hard, have fun -- they've gained  
7 a little bit there. Thirty to 49-year-olds, again, hard  
8 liquor is the only gain in there, which is not  
9 necessarily a bad thing. A 2 percent change isn't a huge  
10 number, but the 50 and older, which many more people are  
11 becoming, as the baby boom hits that retirement age and  
12 more of us get older, winds up 9 percent, and liquor is  
13 off 11 percent because no 60-year-old wants to drink hard  
14 liquor, or not too much of it, and beer kind of stays the  
15 same, but it's the lowest of the bunch.

16 Another statistic is by gender. Men used to  
17 like to drink beer. They like to drink beer a lot less  
18 now. Women have always liked wine, they like it more  
19 now. So you're seeing, and women are increasingly  
20 important, more important consumers. So those are sort  
21 of some of the trends there.

22 But why is that important? Well, I think  
23 winery related development, the growth is both locally  
24 and nationally. Like I said, a lot of people drink and a  
25 lot more people are drinking wine. And in doing the

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1 study, I just focused on the U.S. market. So there are 3  
2 billion Chinese out there who are starting to drink wine  
3 who haven't even really been looked at yet, so in the  
4 short-term, there's a lot of room for growth in the wine  
5 market.

6 The second thing that I think is important  
7 that I think that people don't focus on is people like to  
8 look at the wine industry as sort of it's nice and we've  
9 got some nice tasting rooms and it brings people in here  
10 and they have fun. The reality is wine is value added  
11 manufacture.

12 You bring money into your community from  
13 outside, you have a higher multiplier, creates jobs,  
14 creates economic opportunity, just like the food  
15 processing of potatoes, except for actually wine is much  
16 more profitable.

17 And then the other thing is why you should  
18 invest, I think in this, is the Port's mission and the  
19 City's mission, more the Port as the economic development  
20 agency, to do what the private sector can't or won't do,  
21 lead money in to spur the private sector development by  
22 providing infrastructure, by providing low cost space.

23 You talk about the idea of capital investment  
24 on the front-end. I'm talking to John Bookwalter. He  
25 talked about how wineries want to grow, all the wineries

1 want to grow but capital investment is a big issue with  
2 them and you've got to be able to scale up in the  
3 appropriate manner so you don't sell your soul or sell  
4 your winery just to get enough growth to get into the  
5 market.

6 So I think that, you know, that's why it's a,  
7 economically, it makes sense to invest in this is because  
8 there is an opportunity there to grow the market, there  
9 is growth in the market, and the Washington wine industry  
10 can always use cheap, I don't want to say cheap,  
11 inexpensive expansion opportunities.

12 So I would say entry into this market is  
13 ripe, timing wise, so I wanted to keep it brief and keep  
14 it short. The report is out there, it has a lot more  
15 numbers in it than I gave you today, but I wanted to keep  
16 it short so you guys didn't sit here, plus, I didn't want  
17 to bore you.

18 COMMISSIONER NOVAKOVICH: Jim, thank you  
19 very much.

20 MAYOR PRO TEM BRITAIN: Thank you, Jim.

21 MR. HAGAR: Any questions, anybody?

22 (No response.)

23 MAYOR PRO TEM BRITAIN: At this point, I  
24 think we're going to go back to our city manager and port  
25 director, maybe they can kind of make some summary

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1           comments on what's been presented here tonight at this  
2           point.

3                           MS. MOSLEY: Well, I would just like to  
4           say that the vision that was presented by Professor Black  
5           and Colin Burton has been something that we've been  
6           working on for quite sometime. As I mentioned, we've  
7           been looking at this partnership for three years now, and  
8           been working with Colin and Gary Black for quite  
9           sometime.

10                           So it's very exciting to see the vision, kind  
11           of come to fruition, we've been talking about it for a  
12           long time. I really believe council has worked very hard  
13           on strategic planning for our community, for our  
14           citizens, and this vision really does tie in well with  
15           our strategic plan and our council priorities as we move  
16           forward.

17                           We talk a lot about the partnership and the  
18           redevelopment. Certainly, when we look at Southridge  
19           development, it's new development and it's a little bit  
20           easier to do new development than redevelopment. This  
21           area is going to require some partnership, some  
22           investment to actually then show a return on the  
23           investment.

24                           So I'm, you know, pleased to see the work  
25           that has been done. I think this is a great day to be

1       able to bring forward a potential partnership  
2       opportunity, to move forward, and then, you know, hear  
3       from City Council, the Port Commission as to the  
4       direction that we would like to go so that staff can  
5       begin working and really bringing this vision to fruition  
6       and working in partnership with our private developers as  
7       well as, certainly, our partner, the Port.

8                   MR. ARNTZEN: Thank you. What I would  
9       like to do is just maybe summarize what I think might be  
10      some of the deal points, so to speak, and it's stuff that  
11      we've already heard tonight, but let me just see if I can  
12      summarize it and we'll kind of see if that's accurate.

13                   First of all, we would look at doing the  
14      winery effluent treatment facility, the thing that  
15      pretreats it so that we can then put it in the wet land  
16      or into the city sewer system or use for irrigation.

17                   We talked about the Nature Trail, the path  
18      around Duffy's Pond, connecting into the Sacajawea  
19      Heritage Trail, so I think that extension of the Nature  
20      Trail is something we probably would put into the bullet  
21      points and bring back to you.

22                   We would want to create some surface parking.  
23      You heard Gary say that it probably should be smaller  
24      parking areas so it's not intrusive. We could look at  
25      doing some community parking. It's also needed right

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1 now, even if you didn't do the winery because people want  
2 to access the trail that's already in there, the portions  
3 of it that are already in there.

4 We would also like to improve the street  
5 scape, you saw the pictures there with the trees along  
6 Columbia Drive. Move the buildings back a little bit.  
7 You'd probably want to put in some street lights and  
8 benches and things like that to kind of make it an  
9 attractive place.

10 We may want to look at tuning up the zoning  
11 just a little bit to kind of make these things a little  
12 bit more likely to happen in there. And then I think one  
13 of the other major components would be the Port's  
14 commitment to retrofitting one of the buildings for your  
15 first winery to move in and then retrofitting part of  
16 another existing building to put this effluent equipment  
17 in.

18 And in the second building, the neat thing  
19 is, you heard Gary say that you only need less than half  
20 of it for that. You can then have probably 5,000-square  
21 feet for another really cool opportunity, whether it's a  
22 bunch of artist studios or a little farmer's market or  
23 what have you, you've basically got 5,000 feet of free  
24 space that we could go out and try to recruit other  
25 business endeavors for it to make this a really happening

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1 place.

2 So those are kind of the bullet points that I  
3 would see, that if you like what you hear tonight and  
4 say, hey, staff, go back and work something up, and I  
5 think those might be some of the points that we try to  
6 capture and flush out for you.

7 COMMISSIONER NOVAKOVICH: Tim and Marie,  
8 thank you, very much.

9 At this time I would like to ask the public  
10 if they have any comments. Again, this is Port  
11 Commission procedure for our meetings.

12 It's the second session of public comments.  
13 We just ask that you go to the podium, state your name  
14 and address for the record, and limit your comments to  
15 three minutes.

16 Is there anyone who would like to make a  
17 public comment at this time?

18 Okay. You don't find someone in the audience  
19 you're looking to arrest, are you?

20 MR. HOHENBERG: Well, I've had a couple  
21 of takers this evening already, so --

22 COMMISSIONER NOVAKOVICH: Just checking.

23 MR. HOHENBERG: Actually for those of you  
24 who don't know me, my name is Ken Hohenberg, I'm the  
25 chief of police here in Kennewick. My address is 211

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1 West 6th, for the record.

2 And many of you know, I started with the  
3 Department 35 years ago, so I've seen a lot of change in  
4 this end of Kennewick. And, actually, when I first  
5 started in 1978, I was assigned to the downtown area, to  
6 this section of Kennewick, and I worked this area for  
7 over eight years exclusively.

8 And I've seen a huge transformation, both  
9 positive and negative, over the years, and the City has  
10 done a great job of investing with Community Block Grant  
11 monies, and we've done a tremendous job of changing the  
12 downtown area, not that I don't miss the Hayloft Tavern  
13 back in the '70s and '80s and some of the challenges that  
14 were there.

15 But downtown has transformed into a really  
16 great, vibrant community. And I want to really commend  
17 the Port for what they've done out here on Clover Island  
18 because that has changed dramatically as well. And we  
19 talk about committed to your safety at the police  
20 department all the time, that's on our police cars as  
21 well.

22 And as you look at the redevelopment out here  
23 on Clover Island and the investment that has been made, I  
24 have told my wife many times, when we go to Cedar's  
25 Restaurant for dinner, you see people during the

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1 summertime that are on their bicycles or they're walking  
2 or they're out here running, and you didn't see that a  
3 number of years ago.

4 People didn't come out here to do those type  
5 of activities. There were often other type of activities  
6 that did involve Kennewick police responding. We don't  
7 have those type of problems now.

8 I've also seen, over the years, because of  
9 what's happened with Columbia Drive and some of the  
10 changes on Columbia Drive, I was really honored to be  
11 invited to be part of the stakeholder's meetings and be  
12 able to participate in that originally and see the  
13 transformation and actually the plan that has been  
14 developed.

15 And like Mr. Arntzen, I think the plan turned  
16 out to be even better than what I envisioned. And what I  
17 said yesterday at that meeting is I really do see that  
18 this is an opportunity to bridge Columbia Drive to Clover  
19 Island.

20 And to see what we've seen out here on Clover  
21 Island to where actually the sidewalks will be used on  
22 Columbia Drive, where people will walk and feel safe and  
23 walk down the sidewalks and frequent and stop and shop at  
24 some of the different shops.

25 So I'm excited about the plan, and I'm

1           certainly, as a community member and lifelong Tri-Citian,  
2           I think it's a great opportunity for both the City of  
3           Kennewick and the Port of Kennewick, and I just want to  
4           say thank you and thank you to Professor Black for  
5           leading the efforts.

6                           COMMISSIONER NOVAKOVICH: Thank you for  
7           your comments, Ken.

8                           Anyone else?

9                           MR. RUSSCHER: For the record, my name is  
10          Chuck Russcher, I live at 225804 East Donaldson Road.

11                          I have, through the years, seen the downtown  
12          Kennewick area. I think that one of the best things that  
13          we could do for the downtown area is waterfront  
14          redevelopment.

15                          It's been needed and talked about for so many  
16          years, and if these plans are going to make it, we've got  
17          to do more than just take down a couple of buildings on  
18          Avenue C or Columbia Avenue.

19                          There's got to be buildings on both sides of  
20          the street that have got to be taken down or seriously  
21          redeveloped, remodelled because if you're going to try to  
22          attract a whole new clientele of people into the area,  
23          you've got to beautify it.

24                          And, I don't know, I don't want to point out  
25          any names of businesses, but there are some specific

1 businesses that I can think of that really need some  
2 serious beautification.

3 And the Port of Kennewick and Kennewick City  
4 Council, they're going to have to work together on this  
5 project. It's got to be more than just this alone.  
6 These plans are great, but it's got to go farther than  
7 that. Thank you.

8 COMMISSIONER NOVAKOVICH: Thank you for  
9 your comments.

10 Anyone else?

11 Yes, ma'am.

12 Barb, you're up next.

13 MS. VAUGHN: Hi there. My name is Megan  
14 Vaughan, and for the record, I live at 502 Russell Avenue  
15 in Richland.

16 And I'm a member of the Young Professionals  
17 Group. And most recently we've gotten a chance to work  
18 with the board a little bit and participate with them.  
19 Specifically we had a charrette recently, talking about  
20 the Vista Field plans for the future. And so first and  
21 foremost -- having, I haven't lived here for very long,  
22 I've lived all over -- and having this experience with  
23 the Port of Kennewick, I really have to commend them for  
24 their vision, you know, with these plans, seeing far into  
25 the future with Vista Field, with Clover Island, I really

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1 think there's some exciting things happening, and I'm  
2 very excited to see this project.

3 And I think this area of Tri-Cities,  
4 Tri-Cities in general, but especially this area has so  
5 much potential for growth, and, you know, I really think  
6 we can take advantage of the wine industry, agri-tourism,  
7 and I think with this, you'll see additional business  
8 growth, fringe growth, besides the winery and local  
9 entertainment.

10 You could see more tourism, agri-tourism,  
11 like I said, even more weddings and, ultimately, that  
12 community building and that charm that, you know, we're  
13 starting to see developed here. So I just, I think on  
14 behalf of Young Professionals, we're really excited to  
15 see some of these things happen, and I just think it's  
16 just great for the future, both economically and as well  
17 as just making this an even better place to live.

18 COMMISSIONER NOVAKOVICH: Megan, thank  
19 you. And I just want to ask you to please take the  
20 message back to the Young Professionals that we really  
21 appreciate your involvement and continued involvement in,  
22 not just waterfront development, but throughout the  
23 Tri-Cities in things that are going on. It's wonderful  
24 to have young people be involved in this, so thank you  
25 very much.

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Barb.

MS. CARTER: I'm Barb Carter, 3907  
South Dennis, Kennewick.

Mr. Mayor, Counsel, Commissioners, thank you  
for holding this joint meeting. Your interest in  
furthering the development of the Columbia Drive property  
between the bridges is welcome.

It's encouraging to note that your two  
agencies working together can accomplish what neither one  
could do on their own. As both the City of Kennewick and  
Port District resident, I really appreciate your working  
together.

This plan for Columbia Gardens is very  
creative. You kept the industrial feel of the property,  
you focused on the production of local wines, and you  
emphasized the connection to the river. The unique  
destination you created doesn't duplicate any other local  
development.

But I'm here tonight to suggest that an  
additional economic development component be added to the  
mix. I apologize for kind of coming late to the party,  
but this is a project that I think could really augment  
and add to this, the development.

I know the Port's mission is to support  
economic growth and create jobs and improve the quality

1 of life for the residents of the district. One of the  
2 key ways this is accomplished by forging innovative and  
3 productive partnerships, such as where we are tonight.

4 However, a potential partner, often  
5 overlooked, is the arts community. The dollar value of  
6 arts added to the local economy is proven. In Benton and  
7 Franklin, the number of full-time jobs attributed to the  
8 arts in 2011 was 2073.

9 Over \$4.6 million was generated in revenue,  
10 and out of that total, Kennewick alone received over \$2.5  
11 million. But the arts role is constantly evolving. We  
12 no longer think a visual artist as those guys with the  
13 beard, a brush, and a blank canvas.

14 The arts have spilled over into all facets of  
15 our life, especially science, technology, transportation.  
16 One highly visible local example is the roundabout art  
17 program. The City recognized the need to find a less  
18 costly way to fill the traffic circles.

19 The arts commission, and this is a plug for  
20 us, stepped up and found affordable art pieces to fill  
21 the spaces and, yes, they did save money, but they're  
22 also dual purpose. They add a fun and colorful addition  
23 to the street scape, but there's one big problem with  
24 this.

25 COMMISSIONER NOVAKOVICH: Barb, my timer

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1 tells me you have 23 seconds.

2 MS. CARTER: Oh, I'm sorry --

3 CHAIRMAN NOVAKOVICH: Just take your  
4 time.

5 MS. CARTER: We advertise locally, but we  
6 had to go out of the region to find our artist, so what  
7 we really need is a place to train and grow our local  
8 artists. The 211 building is the perfect spot for us to  
9 kind of piggy back onto the project that's already  
10 working, so I would certainly encourage you to add an  
11 arts incubator facility into the plan. Thank you.  
12 Sorry.

13 COMMISSIONER NOVAKOVICH: Thank you,  
14 Barb.

15 Anyone here in the front row and then back  
16 there by the door?

17 MR. GAST: My name is Doug Gast and I  
18 live at 223 West 2nd in historic downtown Kennewick. I'm  
19 here as a representative of WSU, and I'm also chair of  
20 the Kennewick Arts Commission, and a friend of Barbs and  
21 a friend of the project that she has brought to the table  
22 to us tonight.

23 Just as I think the wine industry is  
24 certainly a partner to WSU and the new wine science  
25 center that we are building now, which is a multi-million

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1           dollar building, I do believe that any wine incubator  
2           that goes in here will work in tandem with WSU in order  
3           to develop their system, just as I would like to see an  
4           art center, a gallery center, a studio center, for  
5           working artists to work with WSU as an incubator to work  
6           with them so they too can contribute to our economy.  
7           Thanks.

8                                COMMISSIONER NOVAKOVICH: Thank you for  
9           your comments.

10                           Yes, sir, Jose, you'll be up next, okay.

11                           MR. DAVID: My name is John David, and I  
12           live at 302 North Underwood Court in Kennewick,  
13           Washington. And I just really want to thank all of us  
14           here and giving us the opportunity to be here this  
15           evening and listen to what was presented to us.

16                           And, as you know, can see here possibly some  
17           of us, I have a Washington State University shirt on and  
18           I'm the proud parent currently of three Cougars, a fifth  
19           year senior, a senior, and a sophomore.

20                           And the reason I'm really excited about  
21           hearing what's going on here tonight, in this community  
22           overall, is that I want my children to have the same  
23           opportunity that I had in 1978 to come to a community  
24           that was exploding with optimism and vision, and  
25           excitement and everything here tonight is all about that.

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1                   And I don't know if my kids will ever want to  
2                   come because here, but I'm hoping and praying they can  
3                   because I, like you, want to be around your family. This  
4                   is really a great community, it's all about family and,  
5                   man, if all of this or even 50 percent of this could  
6                   happens, I would get a chance to give my kids a hug every  
7                   day and I would be one happy dad. Thank you all.

8                   COMMISSIONER NOVAKOVICH: Thank you,  
9                   John.

10                  Jose.

11                  MR. CHAVALLO: Jose Chavallo, 5927 West  
12                  Quinault Avenue.

13                  I wasn't going to say anything tonight, I  
14                  just wanted to listen. I think it is exciting for what's  
15                  happening. When chief was talking, he kind of brought  
16                  memories back to me. If he remembers the (inaudible)  
17                  tavern used to be called the Ponderosa. My father built  
18                  that, so I grew up in downtown Kennewick, so it means a  
19                  lot to my family also.

20                  And I think it's good if these guys work and  
21                  create something that is so unique that brings people  
22                  here. And I agree with the gentleman earlier, because I  
23                  was going to comment on it if I was to get up, and now I  
24                  am, it's going to bleed over to the other side of the  
25                  road. So this is just a beginning, so we should plan for

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1 the future on the other side also, so I think, good luck,  
2 guys.

3 COMMISSIONER NOVAKOVICH: Thank you,  
4 Jose.

5 Yes, sir.

6 MR. PIERCE: Hello, my name is Greg  
7 Pierce. I live at 1803 West 12th Avenue. Excuse me, I'm  
8 fending off a cold.

9 I'm very excited to hear everything that was  
10 presented tonight. Like I was saying as well, a little  
11 bit late to the table here, but it's very important, I  
12 think, to consider that there's a lot of other  
13 opportunities that can spin off from just something as  
14 central as wine.

15 And one of the things that's been shown time  
16 and again is that for any kind of redevelopment and  
17 revitalization of an area, artists and artist studios can  
18 contribute much to that, and that's something that I've  
19 spoken with as an educator as well as an artist myself.

20 There's been a great need in the Tri-Cities  
21 for just such a place for affordable studio space.

22 And so I really would like to just piggy back  
23 on what Doug and (inaudible) have said already  
24 previously, that I think that could be a really exciting  
25 venture, collaboration, and I look forward to seeing this

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1 progress move forward and thank you very much.

2 COMMISSIONER NOVAKOVICH: Thank you for  
3 your comments.

4 MS. LAMARR: My name is Tracy LaMarr. I  
5 live at 43703 Anaconda court.

6 Like the other gentleman, I wasn't going to  
7 talk tonight, but I feel that -- I'm a local builder,  
8 developer in the area -- and I thought perhaps it would  
9 be good for you guys to hear my personal perspective.

10 I have seen a shift in my target, my  
11 demographics in the last several years. I have quite a  
12 few people moving to the area to retire. They're  
13 comparing us to both national and regional areas.

14 Wine is a major part of their decision to  
15 come here, but unlike even Walla Walla and Yakima, we  
16 don't have any cohesive recreational areas, someplace  
17 where somebody can go be dropped off for the day and  
18 participate in multiple activities, that seems to be a  
19 common complaint at the moment.

20 I think this provides more of an opportunity  
21 for what they're looking for than any of the other spots  
22 that you guys have mentioned, because you not only have  
23 the nature and the wine and the rivers and just a  
24 multitude of different things that you can address.

25 I think it would be a positive thing to help  
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1           us win out over the other areas that my target market is  
2           looking for -- Walla Walla, Yakima, Napa Valley.

3                        They are moving here because of our  
4           population. We are bigger than those areas, that seems  
5           to be swaying them, but they're also moving here because  
6           our lack of population.

7                        They could choose a much bigger area, like  
8           Santa Barbara or Miami or those sort of things, so I  
9           think we have a really good combination of things, if we  
10          could just satisfy that one urban part of them that wants  
11          to do something recreational on the weekends, I think it  
12          would be important.

13                       I do think that the first gentleman that  
14          spoke is right, that if we don't get on the band wagon  
15          first, we're going to be competing against other people.  
16          I think it's a better position for them to be competing  
17          with us.

18                       I think that the Port and the City's idea  
19          should go ahead and start with a wine incubator or  
20          manufacturing facility is a brilliant idea because you  
21          don't have a base that has to depend upon retail or, you  
22          know, traffic, you have something that can actually  
23          manufacture, go on with business, and as the area grows  
24          and develops, they contribute to it, versus if we were a,  
25          like I said, a retail area or something, we would have to

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1 depend one hundred percent solely on bringing people  
2 there, so I think that's my points.

3 COMMISSIONER NOVAKOVICH: Tracy, thank  
4 you very much.

5 Anyone else? Yes, ma'am.

6 MS. SHARPE: Jackie Sharpe, 6305 Chapel  
7 Hill Boulevard in Pasco. And I have to say I am  
8 extremely happy about this. My friend, Elisa, sitting  
9 next to me, is the one who told me I need to be here.

10 And when I first came here to the Tri-Cities,  
11 the thing that I was most happy about was the water and  
12 the waterfront, and I kept wondering for two, three  
13 years, I said, why is this not being developed?

14 And what I heard was that the Tri-City, all  
15 three of the cities won't come together and work as one.  
16 I heard that quite a bit, and they had different ways of  
17 doing things in different cities, and I couldn't  
18 understand that.

19 And then I worked at a golf course for a  
20 little while and I came from -- I'm pretty much based out  
21 of Bend, Oregon. I lived in Portland, working at Intel,  
22 and then I was at Microsoft in Seattle. And I loved the  
23 city life. The problem is I got tired of the rain and I  
24 got tired of the traffic, and I came here because I heard  
25 it was much different.

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1                   But, then again, I missed some of the things  
2                   the big city had, and so I found myself constantly going  
3                   back and forth to Seattle and Portland to get what I  
4                   needed, but I liked living here.

5                   So this is why I'm excited to hear about  
6                   this. But going back to the golf course, the Hanford  
7                   contractors would come there and play. And I would hear  
8                   from them, I can't wait to leave here, there's nothing to  
9                   do, they don't develop anything on the water.

10                  I'm just here, you know, they would look at  
11                  their watch, six months, three months, I'm out of here.  
12                  So I'm thinking, you know, that's really sad, that's  
13                  really, really sad that you don't even want to think  
14                  about staying.

15                  So I'm just giving my thumbs up on you guys  
16                  working on this and I think it's going to be phenomenal.  
17                  And, again, I still hear from people, got to go to  
18                  Portland, got to go to Seattle. Yeah, we can't have  
19                  everything they have, that's why we're different. We  
20                  don't want to be them, but we still want to have some of  
21                  the pop and the bells and the whistles and develop the  
22                  waterfront that gives that feel.

23                  My friend, Elisa, came from Savannah, if you  
24                  know what that's like. I've spent a lot of time in New  
25                  Jersey, the boardwalk, so just trying to give a little

1 more pop to make us want to stay here and tell everybody,  
2 don't leave, stay here because we're doing some cool  
3 stuff. So I have often thought about giving up on  
4 leaving here, but I keep coming back.

5 COMMISSIONER NOVAKOVICH: Thank you.

6 Anyone else? Tom Moak.

7 MR. MOAK: Tom Moak, 418 West Kennewick  
8 Avenue. You know, I've been working on studies like this  
9 for a number of years, and they've all been good.

10 One thing I would say is, I'm very glad that  
11 Gary Black said that this was a project that he wanted to  
12 work on. It is easier when you're dealing sometimes with  
13 nothing.

14 I like the word gritty, and that's really the  
15 history of Kennewick is gritty, and Commissioner Wagner  
16 certainly knows that.

17 You know, Columbia Drive is authentically  
18 Kennewick. It isn't Napa Valley, it isn't Richland, it  
19 isn't someplace else, and I think looking at that and  
20 using and reusing some of the buildings that are down  
21 there -- and sometimes we think Columbia Drive is the  
22 worst part of Kennewick -- but I think what Professor  
23 Black sort of looks at it is that really is maybe the  
24 best part of Kennewick, and it's there along the river.

25 And certainly I like, you know, working, I

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1 mean, the winery is good and I think what Mr. Hagar  
2 talked about is, yeah, it's good business, too, but I  
3 think the rest of the project in seeing that and  
4 residential, I think is important down there and  
5 bringing, introducing new residential down there.

6 I think looking at maintaining the trees,  
7 what we can, I think, and keeping that, which was  
8 authentically Kennewick for so many years, I think these  
9 are the things that make this such a unique project. And  
10 while I would like to go bridge to bridge and river to  
11 rail, and Commissioner Novakovich and I worked on that  
12 and Frost and a lot of other folks.

13 My mother always told me to take small bites  
14 first, and so I think if the council and the commission  
15 can take this, what could be considered a small bite but  
16 it's really a pretty tasty morsel, I think, and can  
17 digest it together and make it work, then I think it does  
18 expand into other properties and other interests, and I  
19 think that's what is really important, is to get a  
20 successful project.

21 And it's not just, you know, the effluent  
22 project, but a vision there, and then be able to work  
23 from there and to see the partnership of the two entities  
24 and the private sector. I think it can be a real winner.

25 So I certainly commend Professor Black, but I

1 commend everyone else who has worked on the project here.

2 COMMISSIONER NOVAKOVICH: Thank you, Tom.

3 For those of you that spoke, and actually  
4 anyone that's here, there is a sign-in sheet that's  
5 located off to your left at the table, going out the side  
6 door, and we would just like to have everybody sign in.

7 We would like to include you all in any  
8 further announcements or anything else that's happening  
9 along this, if you would like to be informed of it, so if  
10 you could sign in and give us your information there,  
11 we'll keep you on our list for future happenings and  
12 future events.

13 Is there anyone else that would like to  
14 address the elected officials?

15 (No response.)

16 COMMISSIONER NOVAKOVICH: Okay, seeing  
17 none, then we'll move down the agenda to comments by the  
18 electeds, and Mayor Pro Tem Britain has done an excellent  
19 job of monitoring this meeting for the City, but I would  
20 like to call on Mayor Steve Young to hear his comments at  
21 this time.

22 MAYOR YOUNG: This has been a long time  
23 coming. About three years ago, I remember Marie asking  
24 me to stop by her office and she wanted to brief me on a  
25 meeting she had with Tim regarding this area down here.

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1                   And if you remember three years ago what it  
2                   looked like, my first reaction was, oh, dear God. But  
3                   those of you that have heard me speak about economic  
4                   development and my personal perception of economic  
5                   development, the City of Kennewick is comprised of that  
6                   three-legged stool.

7                   We have the Southridge area at the south end  
8                   of town; we have the entertainment district, which  
9                   includes the mall; and we have the downtown area and the  
10                  area along the river, and those are the three legs.

11                  And if any one of those three legs is not  
12                  strong, the stool is not going to stand up. And when we  
13                  talk about economic development, we can look at it in a  
14                  number of ways, but it's really about job creation and  
15                  it's about the future generations.

16                  It's really not about us. When I say us, I'm  
17                  talking about old guys like Jim and I. But I followed  
18                  this with Marie, updating me on a weekly basis where  
19                  we're going. And she would get all excited about this  
20                  area down here, and I would always ask those magic  
21                  questions like, how much is this going to cost?

22                  But they were able to put me on an  
23                  airplane -- and those of you who know me know that  
24                  because the federal government has done such a great job  
25                  in making air travel uncomfortable, inconvenient and

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1 intrusive, that I have difficulty traveling if I don't  
2 have to. But Tim was insistent and Skip was insistent  
3 and Marie thought it was the best thing in the world that  
4 we go down to California where Dr. Black is located and  
5 take a look.

6 And so with a great big smile on my face, we  
7 went down. And I'll never forget that first day.  
8 Dr. Black and his partner started explaining what this  
9 was all about and what their ideas were, and I saw this  
10 passion in him, along with spilling my coffee on their  
11 models -- you'll notice they're all covered and when I  
12 came in, I was carrying two of these and Dr. Black got  
13 between me and the model, so I knew he remembered.

14 But then they took us to an area not much  
15 different from Columbia Drive. It didn't have a river,  
16 and I remember parking the car, and what I saw was this  
17 railroad track and, sure enough, there was a train that  
18 came by. And we went into this area, and, folks, I have  
19 to tell you, all these old beat up buildings that you can  
20 tell this was an old industrial area that had lost ground  
21 and had lost its whole drive, had been turned into this  
22 high energy.

23 You saw people from 15 years old, maybe  
24 younger, I lose track, they all look like kids to me now,  
25 but you saw them clear up into the 80s, all intertwined

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1 in these little stores and these businesses and these  
2 restaurants and offices and housing and all in this area  
3 that have been depressed.

4 And all I can think of was jobs and sales  
5 tax, and while Tim kept trying to drive off and leave me  
6 in different places, I kept realizing how much money was  
7 getting spent, how much fun people were having. I didn't  
8 see one grouchy person, not one -- well, skip did for  
9 awhile -- but it was the most amazing thing I had ever  
10 seen.

11 And I could, all of a sudden, the light went  
12 off and I said, you know, how much did, what did this  
13 take? And Dr. Black said, not much, look around. If you  
14 strip all the fancy stuff that people had put into their  
15 businesses off, it was old buildings, it was a vision  
16 somebody had about creating a place for people to come  
17 together.

18 And then we went back and started talking  
19 more about Columbia Drive and Duffy's Pond and the island  
20 and the Willows, and I got more and more excited, and I  
21 began to see the excitement Marie had and Tim had about  
22 this area.

23 And what's before the council and the  
24 commissioners is that we need to let staff know that it's  
25 okay to have an interlocal agreement, let's push forward

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1 with getting this done, because I want to be around long  
2 enough to at least see part of this in place, to see  
3 people having fun, to walking the trails, to seeing these  
4 art.

5 I like the idea, Barb, of the arts, you know  
6 me, I'm always running around talking about art. I don't  
7 understand it, but I, and some of those traffic circles  
8 I'll never figure out, but I like it. People talk about  
9 it, so I like it.

10 But I can't wait to see job creation and  
11 sales tax, and I can't wait to see people enjoying an  
12 area that they don't have to drive around in, that they  
13 don't have to drive to, that they can take the bus to,  
14 that they could spend time with their families, that they  
15 can have wine or beer.

16 But for me, personally, this became an  
17 exciting thing, so I'm pumped up about this and I hope  
18 the rest of the council gets on board. Yes, there's  
19 costs we have to consider, we have to be cautious, we  
20 have to be strategic, but that's what this interlocal  
21 agreement is about.

22 To say, let's don't stop now, don't drag our  
23 feet, start continuing working together to get this thing  
24 done so we know what role we're going to play, how we're  
25 going to pay for it, what kind of grants we're going to

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1 get so we can see the things going forward because all I  
2 heard, I didn't hear any negative tonight.

3 Jim was grouchy, but other than that, I  
4 wasn't hearing anything negative tonight (inaudible) but  
5 this is the time to keep these things going because this  
6 is a big part of the City of Kennewick.

7 And somebody mentioned earlier about the  
8 competition, and if you know me, that's a big thing of  
9 competition, of beating everybody else out --

10 COMMISSIONER WAGNER: Or trying.

11 MAYOR YOUNG: Yeah, and we want to be the  
12 biggest city, the city everybody wants to be like, and  
13 it's no doubt that the people, the residents that live  
14 here had that same feeling.

15 I don't like traffic and I don't like a lot  
16 of people around me, but I love what this city is doing  
17 right now, and I think this is a key part of all the  
18 future in the city.

19 I'm done, I rambled on, but I'm done.

20 MAYOR PRO TEM BRITAIN: Thank you,  
21 Mr. Mayor.

22 I think we're at the point now where we're  
23 going to probably open this up for council and port  
24 discussion. We might as well finish the row here.

25 Maybe Commissioner Barnes could maybe give a

1 few comments on this project before we open it up fully.

2 COMMISSIONER BARNES: Thank you. Thank  
3 you very much.

4 I believe we have a tremendous opportunity  
5 here to capitalize and take advantage in this  
6 revitalization project, capitalize and take advantage of  
7 two tremendous resources that our region has.

8 And Ed Frost spoke of one, this river and the  
9 shoreline is a tremendous resource, and then the Columbia  
10 Valley and the surrounding AVAs are becoming world  
11 renowned for their wine grape production, and we're  
12 basically at the epicenter.

13 And we can work as a team and accomplish this  
14 goal. We can create something new that doesn't already  
15 exist in the Tri-Cities, and those, to me, are very  
16 attractive features of this. And I don't see this  
17 necessarily as just a wine village. Someone mentioned  
18 that this could be a job village, a job creation village.  
19 And, yes, in addition to wine, there are other amenities  
20 that will be here and could be here.

21 There will be retail, entertainment,  
22 restaurants, outdoor recreation with nature paths and  
23 biking in close proximity to the river and access to the  
24 river.

25 It reminds me of an area that I visited five

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1 or six years ago. I don't know if anyone has been to  
2 Granville Island near Vancouver, B.C. I had an  
3 opportunity to attend a class there, and my wife joined  
4 me. She didn't have to attend the class, so she was free  
5 to explore.

6 And if any of you know Chris, she's not  
7 hesitant about doing that, so she found all sorts of neat  
8 things around Granville Island. There were art  
9 galleries, there were brew pubs, there were small retail  
10 shops and restaurants. And in the middle of this  
11 Granville Island was a concrete batch plant.

12 And so there were concrete trucks rolling out  
13 with the rolling, mixing drums to go take concrete to  
14 someplace. So this is really a very unique, mixed-use  
15 area, and it's a, our opportunity here is a smaller  
16 scale, but it has some parallels, it has some common  
17 things about it.

18 We do have Gus and KIE, in the middle of  
19 this. It's not all, it's not that much different than  
20 what they have at Granville Island.

21 So, again, I think we have a tremendous  
22 opportunity here to do something very meaningful for our  
23 community, and it's matches up very well with the Port  
24 objectives of economic development, job creation or  
25 quality of life projects, and I'm really looking forward

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1 to working with the City on this. Thanks.

2 MAYOR PRO TEM BRITAIN: Thank you,  
3 Commissioner Barnes.

4 If Commissioner Novakovich has no problems,  
5 we should open this up for discussion.

6 COMMISSIONER NOVAKOVICH: Absolutely. I  
7 think an open session right now with any comments from  
8 commissioners or councilmen will be appropriate.

9 COUNCILMAN PARISH: I have one comment, I  
10 guess I would say. In 1948, we built the dikes, gave us  
11 the river and navigation, but it also made us the back  
12 door to Kennewick, and after 65 years, it's way past time  
13 to make it the front door.

14 COMMISSIONER NOVAKOVICH: Thank you,  
15 Paul.

16 Other comments?

17 COMMISSIONER WAGNER: I would just like  
18 to say -- can you hear me now -- okay, I would just like  
19 to say I'm just hyped about the turnout here and the  
20 comments that I've heard.

21 And about 12 or 13 years ago, I got roped  
22 into becoming a commissioner, and I knew how to spell it,  
23 but barely, and I can't tell you how much the attitude  
24 and the whole overall perspective of the value of what we  
25 have to offer for people to come here.

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1                   Come here, visit us, we want to be the draw  
2                   that brings in the people from Seattle over here. Bring  
3                   the people from Portland over here, bring them all. When  
4                   they run out of money, send them home.

5                   Well, yeah, I don't want them to stay, but I,  
6                   but I just can't tell you how much better the attitude  
7                   and the atmosphere is in having a meeting like this.

8                   Ten years ago, if we would have tried to do  
9                   this, oh, we did, ten years ago, we tried two or three  
10                  different times, and you guys worked your tails off on  
11                  this stuff. And now we have a chance, if everybody  
12                  hitches to the same wagon and pulls in the same  
13                  direction, we have a chance here to turn this wick up to  
14                  where we get more enthusiasm.

15                  We have the young people's group that are  
16                  just waiting in the gate for somebody to turn them loose  
17                  with a project, and I think if we get all of this many  
18                  people fired up, we have started a big ball rolling, and  
19                  it's only going to get bigger.

20                  And I think it's a great, great place to  
21                  live. It's a great place to bring your friends to, and I  
22                  hope to be living here when I die. Thank you.

23                  MAYOR PRO TEM BRITAIN: Is there any  
24                  other comments? Mr. Jones?

25                  COUNCILMAN JONES: I'm the newest city

1 councilman, Greg Jones. I can't tell you how much I  
2 appreciate the public comment tonight, the turnout. This  
3 is really wonderful, you know, like they had in the movie  
4 "Field of Dreams." If you build it, they will come.

5 We have an opportunity to build something,  
6 create a destination, and that's what we need in this  
7 community, is destinations where people will come, not  
8 only people that currently live here, but tourists and  
9 other people.

10 And that partnership between industry  
11 development, art, and tourism is really what we need, and  
12 this is a potential opportunity to create all of that in  
13 one small spot right here, and if we can get this going,  
14 that ball is going to keep rolling, as Gene mentioned.

15 So thank you very much for coming, very much  
16 appreciate your input and we're listening. Thank you.

17 MAYOR PRO TEM BRITAIN: Mr. Parks?

18 COUNCILMAN PARKS: When I first got on  
19 council twelve years ago, I made a list of things I  
20 wanted to do, and there's not many things left on that  
21 area, and one of them is blighted areas and how do we  
22 bring wineries to Kennewick.

23 And we've talked over the years, and as Gene  
24 said, we met with different projects. I forgot what half  
25 those studies were, and we met, and kids colored things

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1 and all that stuff, but this is actually a good project  
2 and I like to see how it's coming about.

3 But I've also been looking at a new truck,  
4 and I'm going to change gears. And I've been shopping  
5 around, and you come into a show room -- and I look at  
6 this as a showroom -- and they show you all the neat  
7 stuff you can have, and then they say, well, how much  
8 does that cost?

9 And then once you look at the price tag you  
10 say, well, I guess I don't need navigation, I don't need  
11 all this stuff. So I just want to take a look back and  
12 just say, let's not, you know, I want to get excited  
13 about this, but I don't want to buy something that when I  
14 bring home, my angry wife starts yelling at me because I  
15 spent all this money. I mean, comparing my angry wife,  
16 who is not angry, to the taxpayers who are going to say,  
17 how did you pay for this?

18 So I think we just have to be cognizant  
19 before we get excited and jump in with both feet what  
20 it's really going to cost. And I got a list of questions  
21 here I wrote down and I really appreciate everybody's  
22 comments.

23 It's interesting, all the different  
24 perspectives, of different people who are not from here.  
25 I've been here, born and raised, and I know people that

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1 have left Seattle that have come here.

2 So we just really need to be careful before  
3 we get, start tearing buildings down and building  
4 wastewater treatment plants. Those are real dollars and  
5 those are real things, so thank you all for your time and  
6 I appreciate you coming.

7 MAYOR PRO TEM BRITAIN: Thank you,  
8 Mr. Parks.

9 I think that's what Ms. Mosley and  
10 Mr. Arntzen, this type of information and feedback that  
11 they need so they can bring something back to council to  
12 address those concerns because that is an important  
13 factor, is how is it going to be paid for.

14 So, you know, I'm really hoping that -- there  
15 wasn't a lot of feedback from council right now, but  
16 those were excellent points and so hopefully something  
17 good comes back here by the end of the month.

18 COMMISSIONER NOVAKOVICH: Commissioner  
19 Barnes, do you have any other comments?

20 COMMISSIONER BARNES: No, no further  
21 comments.

22 COMMISSIONER NOVAKOVICH: Any other  
23 council members have comments?

24 COUNCILMAN HUBBARD: When I came in, kind  
25 of late (inaudible), this is really overdue. It's going

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1 to require some cooperation, partnership, a cooperative  
2 attitude and working together.

3 And in science, you sometimes run into a  
4 process that's called synergy, where one thing feeds on  
5 something else, and I can see that if this part of  
6 Kennewick, this side of Columbia Drive gets some  
7 improvements, it's going to infect the whole downtown  
8 area and maybe it will even get to a point where we could  
9 do something about the Burlington wall that separates the  
10 two parts of Kennewick. We can hear it right now.

11 I appreciate the people that are here. It's  
12 really a good turnout. Thank you for coming and your  
13 interest, but it will take everybody's shoulder behind  
14 the wheel to make it roll forward.

15 MAYOR PRO TEM BRITAIN: Thank you,  
16 Mr. Hubbard.

17 Any other council or Port comments?

18 I would like to make a few closing comments  
19 myself. First of all, I would like to thank everybody  
20 for spending the time down here, it's about than a long  
21 meeting, it's really well attended. It would be nice if  
22 all of you would come to our council meetings every  
23 Tuesday night, and it makes us feel a lot more important.

24 Jim, I don't think you were cranky at all.

25 INAUDIBLE: Suck up.

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1                                   MAYOR PRO TEM BRITAIN:  You're welcome.

2                                   Anyway, you know there was a lot of great  
3                                   comments tonight.  I guess my comments would be that, as  
4                                   Mr. Mayor talked about, there's the three areas in  
5                                   Kennewick that are really important to our City, our  
6                                   viability, and that's out west and in our entertainment  
7                                   district and retail district; and over on Southridge,  
8                                   what's going on over there; and then down here in the  
9                                   downtown area and the Columbia Drive area.

10                                  The difference between the three of those is  
11                                  there's already things happening out west by the airport.  
12                                  We talked about Vista Field Airport and the opportunities  
13                                  that exist and are going to exist there, but there's  
14                                  already things happening there; the same with Southridge.

15                                  Down here, it's really not happening, so this  
16                                  is really a unique opportunity for us to really put  
17                                  something in motion that's at a standstill right now, and  
18                                  it's really exciting to see that progress and go forward  
19                                  with that.

20                                  One of the speakers -- and I apologize, I  
21                                  didn't have the name down -- talked about the comparison  
22                                  between Walla Walla and Yakima and the wineries and so  
23                                  forth.  The difference that we have and the advantage we  
24                                  have is our river and our waterfront.

25                                  And Chief Hohenberg talked about the natural



1 migration from Clover Island up on the Columbia Drive,  
2 it's just a natural, and it can all be encompassed into  
3 one destination entity.

4 And sometimes all it takes is, you know, a  
5 lot of people stand on the sidelines and are afraid to  
6 put their foot out on the field to get involved in  
7 things, and all it takes is one person to jump in there  
8 and things will move.

9 So I would like to thank Professor Black and  
10 Colin for coming up and doing everything and preventing  
11 the mayor from spilling more coffee on your (inaudible),  
12 and everybody that's involved, especially, I made a  
13 comment at our stakeholder meeting that the council level  
14 and commissioner level, it's really easy to be the  
15 frosting on the cake and say, you know, we really want to  
16 see this done and go do to that.

17 The real hard work comes from Ms. Mosley and  
18 Mr. Arntzen and their staff and trying to put in place  
19 what the council and the commission wants, and I know  
20 that you guys have been working really hard and I really  
21 appreciate that on behalf of the council.

22 I appreciate the work that you're doing on  
23 that, and I just want to conclude by thanking  
24 Commissioner Novakovich and the other Port Commissioners  
25 and Port Director Tim Arntzen for having this joint

1 meeting with us. I think it was really beneficial, I  
2 would like to see more of these, thank you. Thanks for  
3 everybody to coming.

4 COMMISSIONER NOVAKOVICH: Thank you, and  
5 I would just like to conclude echoing a lot of what Mayor  
6 Pro Tem Britain said.

7 And I have to tell you that prior to this  
8 meeting, Don and I met several times, talking about this  
9 project, talking about this meeting, talking about what  
10 we would say or who would say what, and I have to tell  
11 you that working with him has been a real pleasure.

12 It's been a real joy to me to have him come  
13 in and meet with me and have a cup of coffee and sit  
14 there and talk about various ideas and just dream and use  
15 visioning and then realize that this can happen.

16 You know, in a sense, I agree with Councilman  
17 Parks, that you have to be cognizant of cost. On the  
18 other hand, it is the public entity that needs to go  
19 forward and take the little bit of risk that's going to  
20 drive the private sector make those kinds of investments.

21 Investment in fire retardation and wastewater  
22 treatment plant are things that are going to spark  
23 smaller businesses and smaller wineries to either expand  
24 and grow and come into this area.

25 Without that they can't afford to do it. As  
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1 you heard one gentleman say, it may be a couple hundred  
2 thousand for them to do it. There aren't very many small  
3 wineries that can afford to do that.

4 As we heard in California, the wineries down  
5 there, we went to a place that was called wine ghetto.  
6 It wasn't gratto, as Tana said, it was wine ghetto.

7 There were 23 wineries there, the city of  
8 this town I believe it's called Lompoc, actually realized  
9 that they had something going on. And they modified the  
10 city's treatment plan to accommodate these wineries  
11 because they knew that they were going to grow and they  
12 knew that they needed to treat that effluent in a certain  
13 manner in order to succeed.

14 They did that, and starting with one winery,  
15 actually from a gentleman who was from this area, knew  
16 Red Mountain, knew a lot of the winemakers here and  
17 actually had a winery in Walla Walla at the time, moved  
18 down there and he's the first one there, he's actually, I  
19 believe, the largest one there right now.

20 But 23 other wineries in this little compact  
21 area that looks nothing like what we can have here. I  
22 mean, what we have here and what Gary and his company has  
23 provided wouldn't hold a candle to what we saw there.

24 So I think that we've got something  
25 tremendous here that we can provide for the public, we

1 can provide for the wine industry, and as somebody said,  
2 we need to jump ahead of this thing because it's new,  
3 it's innovative, and those are the people that are going  
4 to succeed, whether it's in business or in the public  
5 sector making investments, that's going to benefit the  
6 private sector.

7 Those are the little bit kind of risks that  
8 sometimes the public sector needs to calculate, take  
9 those risks and move out in front and create something  
10 that's going to benefit the entire community and the  
11 entire area, and in this case, we are the leading edge.

12 We are the front, and we know what's going  
13 on, we've got an economic study. I mean, this is just  
14 ripe, this is just awesome what City staff and staff at  
15 the Port have put together, so I really appreciate  
16 everyone that's come here tonight, that's made comments.

17 I sincerely appreciate the fact that we're  
18 able to sit down and talk with the Kennewick City  
19 Council. And the ultimate goal here is to establish an  
20 interlocal agreement between the Port and the City with  
21 the goal to connect our community back to the Columbia  
22 River and realize the economic and esthetic magic that  
23 the river provides this community.

24 So I'm ready to move this forward. The  
25 comments we've heard from the public, they're waiting

1 for. I hope the City of Kennewick will feel the same  
2 way, and I believe Commissioner Barnes, because we are an  
3 official meeting of the Port of Kennewick has a prepared  
4 motion he would like to make.

5 COMMISSIONER BARNES: Yes, thank you,  
6 Mr. President.

7 I move to direct Port of Kennewick staff to  
8 work with City of Kennewick staff to construct an  
9 interlocal agreement to be approved by the Port of  
10 Kennewick Commission by October 15th, 2013, but in any  
11 case no later than October 22nd, 2013, contingent on the  
12 City, the Kennewick City Council also approving the same  
13 interlocal agreement by October 15th, 2013, but in any  
14 case, no later than the end of October, 2013.

15 This interlocal agreement is to be based on  
16 all the points discussed jointly this evening.

17 COMMISSIONER NOVAKOVICH: Thank you.

18 Do we have a second?

19 COMMISSIONER WAGNER: I second the  
20 motion.

21 COMMISSIONER NOVAKOVICH: It's been moved  
22 and seconded. Do we have any further commission  
23 discussion?

24 COMMISSIONER BARNES: I have none.

25 COMMISSIONER WAGNER: None.

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COMMISSIONER NOVAKOVICH: Then I would like to ask all those in favor of the motion, signify by saying aye.

(Aye responses.)

COMMISSIONER NOVAKOVICH: Those opposed?

(No response.)

COMMISSIONER NOVAKOVICH: Motion carries unanimously. Thank you.

And if there are no further comments from the commission or council members, this meeting is adjourned.

(Whereupon, the meeting adjourned.)

1 STATE OF WASHINGTON )  
2 COUNTY OF BENTON ) ss.

3

4 I, Patricia E. Hubbell, do hereby certify that  
5 at the time and place heretofore mentioned in the caption  
6 of the foregoing matter, I was a Certified Shorthand  
7 Reporter for Washington; that at said time and place I  
8 reported in stenotype all testimony adduced and  
9 proceedings had in the foregoing matter; that thereafter  
10 my notes were reduced to typewriting and that the  
11 foregoing transcript consisting of 85 typewritten pages  
12 is a true and correct transcript of all such testimony  
13 adduced and proceedings had and of the whole thereof.

14 I further certify that I am herewith securely  
15 sealing the said original deposition transcript and  
16 promptly delivering the same to

17 Witness my hand at Kennewick, Washington, on  
18 this \_\_\_\_\_ day of November, 2013.

19

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21 \_\_\_\_\_  
22 Patricia E. Hubbell  
23 CSR No. 2919  
24 Certified Shorthand Reporter

23

24

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# SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

OCTOBER 1, 2013 MINUTES

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## ADJOURNMENT

The meeting was adjourned at 8:23 p.m.

*MINUTES APPROVED: March 11, 2014*

PORT of KENNEWICK  
BOARD of COMMISSIONERS

Handwritten signature of Don Barnes in blue ink.

Don Barnes, President

Handwritten signature of Skip Novakovich in blue ink.

Skip Novakovich, Vice President

Handwritten signature of Thomas Moak in black ink.

Thomas Moak, Secretary