



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

OCTOBER 11, 2011 MINUTES

CALL TO ORDER

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

The following were present:

Board Members: Skip Novakovich, President
David Hanson, Vice-President
Gene Wagner, Secretary

Staff Members: Tim Arntzen, Executive Director
Tana Bader Inglima, Director of Governmental Relations & Marketing
Larry Peterson, Director of Planning & Development
Tammy Fine, Director of Finance/Auditor
Teresa Hancock, Real Estate Analyst & Project Specialist
Bridgette Scott, Secretary/Special Projects
Lucinda J. Luke, Port Attorney

PLEDGE OF ALLEGIANCE

Jason Robertson led the Pledge of Allegiance.

PUBLIC COMMENTS

Mr. Novakovich requested anyone wishing to address the Commission speak at the front of the room and state their name and address for the record.

No public comments were made.

CONSENT AGENDA

The consent agenda consisted of the following:

- A. ***Approval of Direct Deposit and Warrants Dated September 30, 2011***
Direct Deposit totaling \$24,496.63 and Expense Fund Voucher Numbers 32372 through 32375 totaling \$11,001.88; for a grand total of \$35,498.51.
- B. ***Approval of Warrant Registers Dated October 11, 2011***
Expense Fund Voucher Numbers 32376 through 32411 totaling \$79,178.00 and Construction Fund Voucher Numbers 3209 through 3212 totaling \$9,940.55.
- C. ***Approval of 2011 Fall Travel Schedule***

MOTION: *Commissioner Wagner moved approval of the consent agenda; Commissioner Hanson seconded. With no further discussion motion carried unanimously. All in favor 3:0.*



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PRESENTATIONS

A. *City of West Richland Survey, Ruth Swain & Jason Robertson*

Ms. Swain introduced Jason Robertson of Robertson & Associates. Mr. Robertson is assisting West Richland with a public opinion survey and economic development projects. The City of West Richland will be hosting a Town Hall Community Meeting on October 12, 2011 at 6:00 pm to present the summary results from the Public Opinion Survey. The summary will aid the Council in understanding what priorities the community feels is most important.

The survey addressed budget issues, economic development priorities and the Van Giesen redevelopment project. The public feels the top four development areas are: research and development; health care; hardware, and fine dining.

Mr. Robertson stated the citizens of West Richland support economic development and agree it is a good time to have an economic development plan in motion.

Mr. Novakovich stated the Port plans to construct a building in West Richland and inquired if the survey indicated what size building would be best suited for the area. Mr. Robertson stated the citizens support job creation and a larger building would support more jobs.

Mr. Arntzen commented that after hearing the summary results, it would be best to remain flexible with the building design to accommodate a larger variety of uses. He feels the joint economic development committee can discuss what types of businesses should be located in the building.

Mr. Gerry agrees a team effort would make a stronger, better outcome for all parties and feels the summary provides a general overview.

B. *City of Kennewick Artwork, Barb Carter*

Ms. Carter, City of Kennewick Arts Commission, stated the Arts Commission developed five zones for additional artwork. It was determined that artwork costs less to purchase and install than traditional landscaping. The City of Kennewick approved three new roundabouts on Ridgeline Drive in the Southridge area that will feature colorful, fun artwork in lieu of traditional landscaping.

C. *Comp Scheme Workshop*

Mr. Peterson stated the Revised Code of Washington (RCW) 53.20.010(a) requires ports in Washington to adopt a comprehensive scheme of improvements (Comp Scheme) and identify existing and future capital improvements. Ports are required to involve the public in the planning process by making the draft Comprehensive Scheme available for public comment. The Comp Scheme outlines the long-range plans for the Port of Kennewick and differentiates from a strategic plan by giving direction and being flexible. The last time the Port completed the Comp Scheme process was in 1955.

Mr. Peterson stated a request for proposals for consultants to carry out the comp scheme



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process was distributed and Anchor QEA, LLC. was selected. The process includes meeting with economic development partners, scheduling two open house meetings and a public hearing. The final document will be presented on November 22, 2011.

Mr. Peterson introduced Ben Floyd, of Anchor QEA, LLC. Mr. Floyd gave a brief overview of the plan reviewing existing properties, development plans, economic trends, and population growth through 2030. Although Hanford will continue to be a major employer, it is anticipated to gradually decline. Areas of growth will include service providing; financial, professional and business services; educational and health services; office and administration; and leisure and hospitality.

Mr. Floyd reviewed economic trends including barge and rail facilities. Mr. Novakovich commented the underutilization of rail and barges were discussed at the Economic Development Conference.

Mr. Floyd briefly reviewed properties relative to position in trends and stated the Comp Scheme includes three different scenarios (all scenarios reference Vista Field and stay true to the Master Plan):

- Maintain current portfolio and development plans
- Partial divestment and slightly adjust development plans
- Major divestment and refocus on new development opportunities

Mr. Floyd stated the Port will host public open house meetings on October 25, 2011 at the Tri-Cities Business & Visitor Center and at the Port's office on November 1, 2011. A public hearing will be held November 8, 2011, and final adoption of the Comp Scheme is scheduled for November 22, 2011.

Mr. Novakovich commended Mr. Floyd and Port staff for generating the document. Mr. Hanson feels the document is an excellent starting point and will address any questions with Mr. Peterson or Mr. Arntzen. Mr. Wagner is very impressed with the document and feels it will be very beneficial.

Mr. Novakovich would like to see the Confederated Tribes of the Umatilla Indian Reservation included in the process; and the Urban Design Assistance Team (UDAT) and Arculus plans referenced in the Comp Scheme.

Mr. Arntzen stated his appreciation of Mr. Floyd's work on the project. The open houses will provide the public an opportunity to make suggestions and comment on how the Comp Scheme may impact the quality of life for Port residents. The Board is in consensus to post the document on the Port website after the initial corrections are made.



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OLD BUSINESS

2012 Work Plan; Resolution 2011-39

Mr. Peterson presented the 2012 Work Plan with the revisions requested during the September 27, 2011 Commission Meeting.

Mr. Novakovich informed the Commission that he spoke with John Trumbow, Tri-City Herald reporter, regarding how a drop in tax revenue would affect the services provided to citizens and port residents. Mr. Novakovich is pleased to report the Comp Scheme, Work Plan and 2012 Budget are proactive in addressing this issue.

MOTION: *Commissioner Wagner moved approval of Resolution 2011-39, approving the 2012 Work Plan; Commissioner Hanson seconded. With no further discussion motion carried unanimously. All in favor 3:0.*

REPORTS COMMENTS AND DISCUSSION ITEMS

A. *Clover Island Cedars Parking Lot Project Update*

Mr. Peterson stated A&B Asphalt is on schedule, curbing will be installed next week. Additional conduit will be installed for the future shoreline enhancement project. The project is moving well and has not had a negative impact on Cedars.

B. *Redistricting Workshop*

Mr. Peterson is working with JUB Engineering to create new districts that are equal in population and geographically contiguous. The new district boundaries will follow highways, major roads, large bodies of water, irrigation systems and rivers or valleys.

According to the 2010 Census, the Port had 124,722 residents, including 663 in the Benton County Corrections Center. Currently, the largest population difference between districts is 5,900 people.

A public hearing will be held November 8, 2011, with adoption of the new commission district boundaries on November 22, 2011.

Mr. Novakovich inquired about the legal criterion that has to be followed to adopt the new boundaries. Ms. Luke stated the statute requires the primary issue to be the population equality in each district. The secondary issue is compactness of the district; having a uniform shape to the district.

Ms. Luke stated the statute requires all Commissioners to be present for the adoption of the new boundaries; and the Port is required to submit the new boundaries to the Benton County Auditor's Office. The Commissioners confirmed they will be in attendance at the November 22, 2011 meeting.

Mr. Arntzen inquired if the law describes an acceptable population variance between districts. Ms. Luke stated the law indicates districts should be as equal as possible, while keeping the compactness issue in mind. Ms. Luke feels a variance of 500 would be supportable by law. Mr. Peterson and JUB Engineering are trying to establish logical boundaries for each district.



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Idealistically, the new boundaries will work with the current population, but will allow flexibility so that they will not have to be completely redrawn in 10 years.

Typically, citizens will call the Port office to verify which district they are located in. The proposed boundaries enable staff to identify the districts easily and quickly. Mr. Arntzen emphasized the process of establishing the boundaries has been fair and impartial.

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

Mr. Hanson attended the Smart Map Expo, State of the Ports lunch, TRIDEC membership lunch, the groundbreaking for the Hanford Reach, the PixelSoft open house, the Cadwell Laboratories groundbreaking; and a breakfast meeting with the Friends of Vista Field: Don Clayhold, Marjy Leggett, and Gary Long.

Mr. Hanson stated he has scheduling conflicts and will not be available for the TRIDEC Board meeting on October 13, 2011 or the Tri-Cities Visitor and Convention Bureau meeting on October 27, 2011.

Mr. Wagner attended the State of the Ports lunch, the PixelSoft open house, KGH Gala D'Vine, and the Cadwell Laboratories groundbreaking.

Mr. Novakovich attended regular meetings representing the Port; attended the Badger Forum, the CREST museum WWI traveling museum, a WSU legislative breakfast, West Richland Chamber lunch, Badger Mountain South groundbreaking, and a couple meetings with the Benton Franklin Humane Society building committee.

D. *Non-Scheduled Items*

1. Mr. Arntzen had nothing to report.
2. Ms. Fine stated in response to the travel policy amendment recently approved by the Commission, it will change procedures for travel and meeting attendance. Ms. Fine is working with Ms. Luke to establish a process that will meet audit requirements for out-of-town travel. Ms. Fine will speak with each Commissioner individually and will inform staff of the procedures during a staff meeting.

PUBLIC COMMENTS

Steve Mallory, 5822 W. Yellowstone Avenue, Kennewick. Mr. Mallory thanked the Commissioners for including Columbia Drive in the Comp Scheme. Arculus receives approximately one call every ten days regarding Columbia Drive. He feels the revitalization of the area will be good for the businesses and that it will be good to partner with the City of Kennewick to clean up the area. Mr. Mallory thanked the Commissioners for allowing him to participate in Willows Pattern Language meetings.

Mr. Mallory stated he is a member of a livable, sustainable communities forum and invited the Port to participate at the initial meeting. Mr. Mallory will mail the formal invitation.

Mr. Peterson commented the Beaver's building on Columbia Drive is demolished and will be in the dumpster this week.



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Mr. Arntzen stated at the last Commission Meeting, the Commission requested he draft a letter to the Mayor of Kennewick. Mr. Arntzen had a good discussion recently with Marie Mosley, Kennewick City Manager. Ms. Mosley offered to discuss the purchase of the Chieftain property, along with several other issues with the council and requested time to put a package together. Mr. Arntzen feels the Port needs to convert the conversations between Ms. Mosley and himself into action. He feels the Commission and the public want to know what is being accomplished on Columbia Drive. Mr. Arntzen will follow up with Ms. Mosley within 10 days to see if there is a response. Mr. Arntzen thanked Mr. Mallory for his comments and stated it is good to know the public is still looking at the Arculus plan and asking "when?".

No further public comments were made.

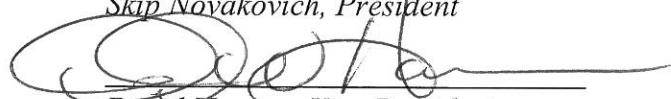
ADJOURNMENT

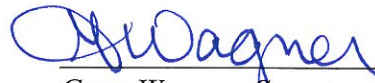
With no further business to bring before the Board; the meeting was adjourned at 3:55 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**


Skip Novakovich, President


David Hanson, Vice President


Gene Wagner, Secretary

PORT OF KENNEWICK

Resolution No. 2011-39

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK ADOPTING THE 2012 WORK PLAN

WHEREAS, the Port of Kennewick Commission conducted a Planning Workshop at its Regular Meeting on Tuesday, September 27, 2011, to receive public input and discuss in open session proposed plans and development policies to be undertaken and implemented in calendar year 2012; and

WHEREAS, following input from the public and discussion amongst the Commission, the Commission requested additions and modifications to the work plan and policies presented by staff; and

WHEREAS, the requested additions and modifications have been incorporated into the document titled "Port of Kennewick 2012 Work Plan";

NOW, THEREFORE, BE IT HEREBY RESOLVED the Board of Commissioners of the Port of Kennewick hereby adopt the 2012 Work Plan as identified in the document titled "Port of Kennewick 2012 Work Plan" herein attached hereto and identified as "Exhibit A".

ADOPTED by the Board of Commissioners of the Port of Kennewick this 11th day of October, 2011.

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

By: 
SKIP NOVAKOVICH, President

By: 
DAVID HANSON, Vice President

By: 
GENE WAGNER, Secretary



2012 WORK PLAN

October 11, 2011 **AMENDED**
2:00 P.M.
Commission Chambers

350 Clover Island Drive
Suite 200
Kennewick, WA 99336

Tel: (509) 586-1186
Fax: (509) 582-7678

www.PortofKennewick.org

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PROSPECTIVE VISION

- ☐ Realize the Vista Field Airport Economic and Transportation Potential
- ☐ Continue to Maximize Economic Efforts by Obtaining Strategic Real Property
- ☐ Focus on Waterfront Development/Redevelopment
- ☐ Realize & Support Economic Development Opportunities with Wine & Tourism Industry
- ☐ Provide Additional Development Building Space Throughout the Port District
- ☐ Continue to Secure Grant Funding Opportunities
- ☐ Operational Expenses Offset By Operational Incoming—"Close the Gap" (Cost Benefit Analysis)
- ☐ Fund Projects with Resources In-Hand, Not with Bond or Loan Financing
- ☐ Pursue Projects with Development Partners Demonstrating Support; i.e Matching Funding, Political Support and Enthusiasm
- ☐ Pursue Fewer Projects While Selecting Projects with the Greatest Return to the Port and the District Taxpayers

A C H I E V E M E N T S (2010—September 2011)

- **CLOVER ISLAND**

- ☒ Construction Project—Metz Family Plaza Trellis & Artwork Installation (100% Complete)
- ☒ Construction Project—Causeway West (100% Complete)
- ☒ Construction Project—Cedars & Hotel Parking Lot Reconstruction (10% Complete)
- ☒ Marina at 100% Occupancy

- **COLUMBIA DRIVE**

- ☒ Asbestos Removed from Beaver Building (100% Complete)
- ☒ Demolition & Clearing of 205 E. Columbia Drive (100% Complete)
- ☒ Option Obtained on Mejia Properties (Chieftain Motel , Labor Ready, The Pawn Shop)

- **SPAULDING BUSINESS PARK**

- ☒ Construction Project—Updated & Enhanced Entrance Signage (100% Complete)
- ☒ Design & Construction Project-Replacement/Upgrade of Light Poles (50% Complete)
- ☒ Pending 1.58ac Land Sale (Willamette Dental) - **\$230,000**

- **WEST RICHLAND INDUSTRIAL PARK**

- ☒ Construction Project—Landscaping Enhancement on Keene Road Frontage Adjacent Black Heron Distillery (100% Complete)
- ☒ Partnered with City of West Richland, Benton County, Benton REA & WSDOT To Support the West Richland Red Mountain Interchange Project

A C H I E V E M E N T S (2010—September 2011)

- **VISTA FIELD AIRPORT & VISTA FIELD INDUSTRIAL PARK**

- ☑ Vista Field Airport Master Plan (100% Complete)
- ☑ Vista Field Comprehensive Plan & Zoning Changed to Public Facilities Designation
- ☑ Pending 3.50ac Land Sale (Pacific Cataract & Laser Institute) - **\$470,000**
- ☑ Vista Field Closure/Redevelopment Cost Analysis (100% Completed)
- ☑ 100% Occupancy - T Hangars
- ☑ 100% Occupancy - VFDF A and VFDF B
- ☑ Pending 5.27ac Land Sale (Vista Field II—VFIP II LLC) - **\$490,000**

- **OAK STREET INDUSTRIAL PARK**

- ☑ Obtained HAEIFAC Grant For Rehabilitation of DB#1 & DB#2 - **\$75,000**

- **FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL**

- ☑ Continued Partnership Efforts with Benton County Commission for Pier Road Extension

WORK IN PROGRESS

CLOVER ISLAND

- Construction Project—Cedars & Hotel Parking Lot Reconstruction
- Village at Island Harbor Site & Building Design
- Permitting of Overwater Coverage for Riverboat, Pier & Additional Moorage
- Yacht Club Site Improvement Causeway Shoreline Enhancement Project Underway

COLUMBIA DRIVE

- Pattern Language Design Process For the Willows Area
- Manage and Maintain Properties

SPAULDING BUSINESS PARK

- Continue to Promote Park to Medical, Professional and Office Industry
- Market Appraisals

WEST RICHLAND INDUSTRIAL PARK

- Marketing 1-Acre Parcel Adjacent Black Heron Distillery
- Development Building Conceptual Design and Feasibility Analysis

VISTA AIRPORT & VISTA FIELD INDUSTRIAL PARK

- Review of Fixed Based Operation (FBO) Proposals for Airport Operation
- Marketing Former Verizon Site

OAK STREET INDUSTRIAL PARK

- Manage and Maintain Port Properties to Enhance Rental Revenues
- Clean Up and Rehabilitation of Former Ti-Sports Vacancy to Reduce Period of Vacancy

DICKERSON INDUSTRIAL PARK (SOUTHRIDGE)

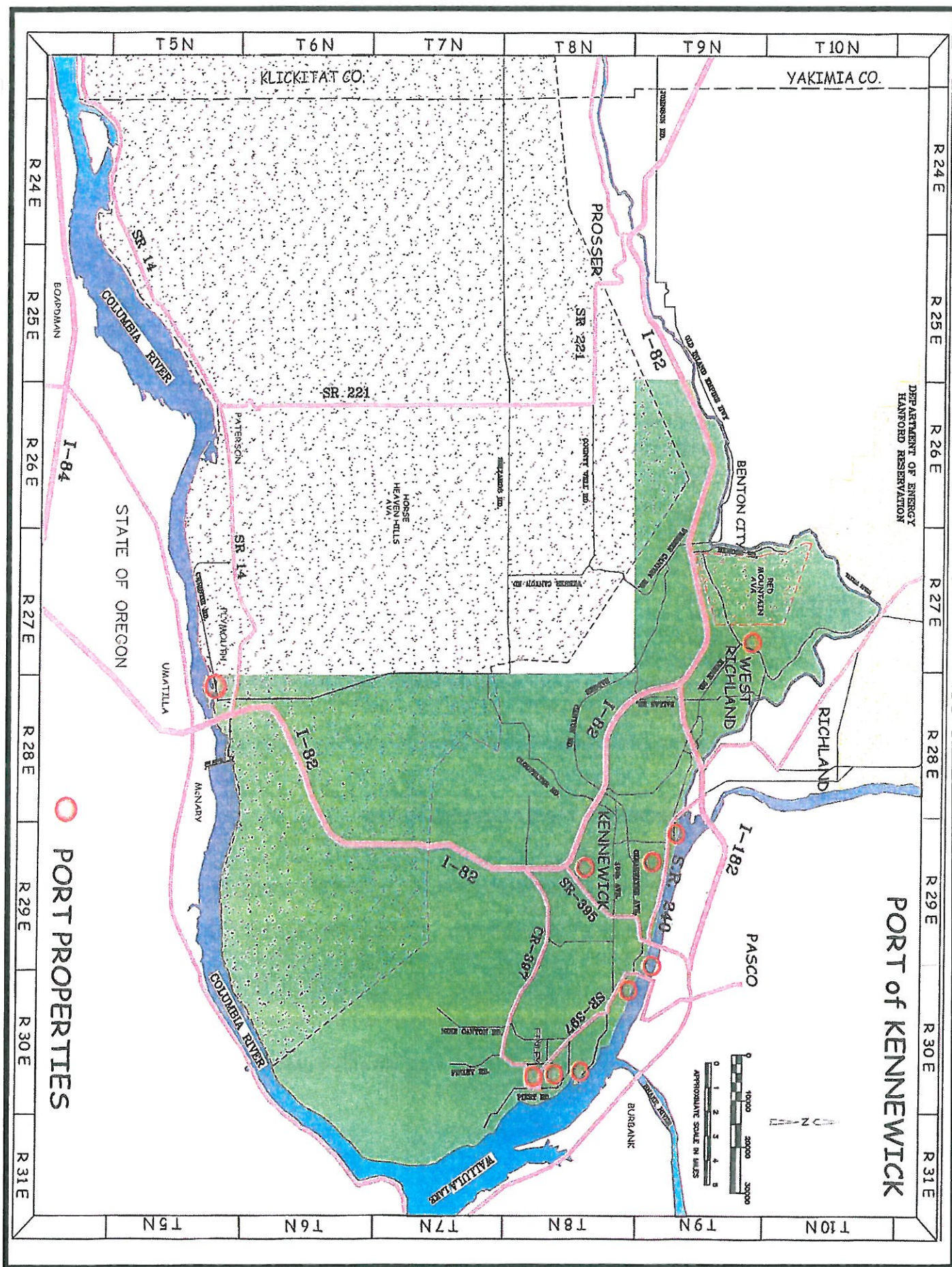
- Monitor City's Local Revitalization Financing (LRF) Project Progress
- Monitor KGH Progress

FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL

- Remain Active in Pier Road Extension Process

OTHER

- Comprehensive Scheme Update



PROPERTY PORTFOLIO

CLOVER ISLAND

- 17 Acres
- City of Kennewick—CM (Commercial Marina) Zoning
- Municipal Services—Water, Sewer, Electricity & Natural Gas

STRENGTHS

- Unique, Waterfront Property, Lighthouse, Gateway, Public Plazas, Shoreline Trails
- Brand New Moorage, Premier Food Service & Hospitality Amenities
- Newly Constructed 12,200sf Yacht Club / Office Building
- Tourism, Mixed Use, Commercial & Recreational Opportunities
- Exciting Improvements to Public Spaces, Both Existing and Under Construction

CHALLENGES

- Lack of Curb Appeal on Approach to Island
- Inconsistent Design Development Standards for Main Arterial Road to Island
- Minimal Directional Signage Options
- Corp of Engineers Approval Process Cumbersome

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Continue to Fund Shoreline Restoration (4 Years) —\$4,000,000 (Only w/Grant Funding)
- ☐ **Complete Cedars Replacement Parking Lot—\$250,000 (2010/2011 Budget Funds) ®**
- ☐ **Construct Village at Island Harbor Phase 1—\$1,500,000 ®**
- ☐ **Site Improvements at Yacht Club/Office Building —\$45,000 (2011 Budget Funds) ®**
- ☐ Shoreline Improvements (Erosion & Vegetation Replacement) —\$50,000
- ☐ Implement Public Art Project (Confederated Tribes of the Umatilla Indian Nation)—\$120,000
- ☐ Implement Public Art Projects (Mother of Reinvention & Eagle)—\$25,000
- ☐ **Design, Permit & Install floating Seating Within Marina for Ice Harbor Brewery—\$125,000 ®**
- ☐ Recoat/Recolor Marina West Parking Lot —\$35,000
- ☐ **Design & Permits for Overwater Coverage (Boardwalk, Riverboat, Moorage) —\$90,000 ®**
- ☐ **Pursue Removal of Corp Restrictions on Corner Parcel ®**

☐ Hold Corner Parcel Until Entitlement Issues Resolved

® Revenue Generation Potential

COLUMBIA RIVER

N

LIGHTHOUSE
2009-2010

ROAD & UTILITIES
2006

REPLACEMENT PARKING
2009

PARKING RECONSTRUCTION
2011

SHORELINE
ENHANCEMENT
2010-2011

YACHT CLUB &
OFFICE BUILDING
2008-2009

GATEWAY
2009-2010

Public Art

Cedar's

C.I. Inn

USOG

ADMIN/RETAIL
BUILDING
2005-2006

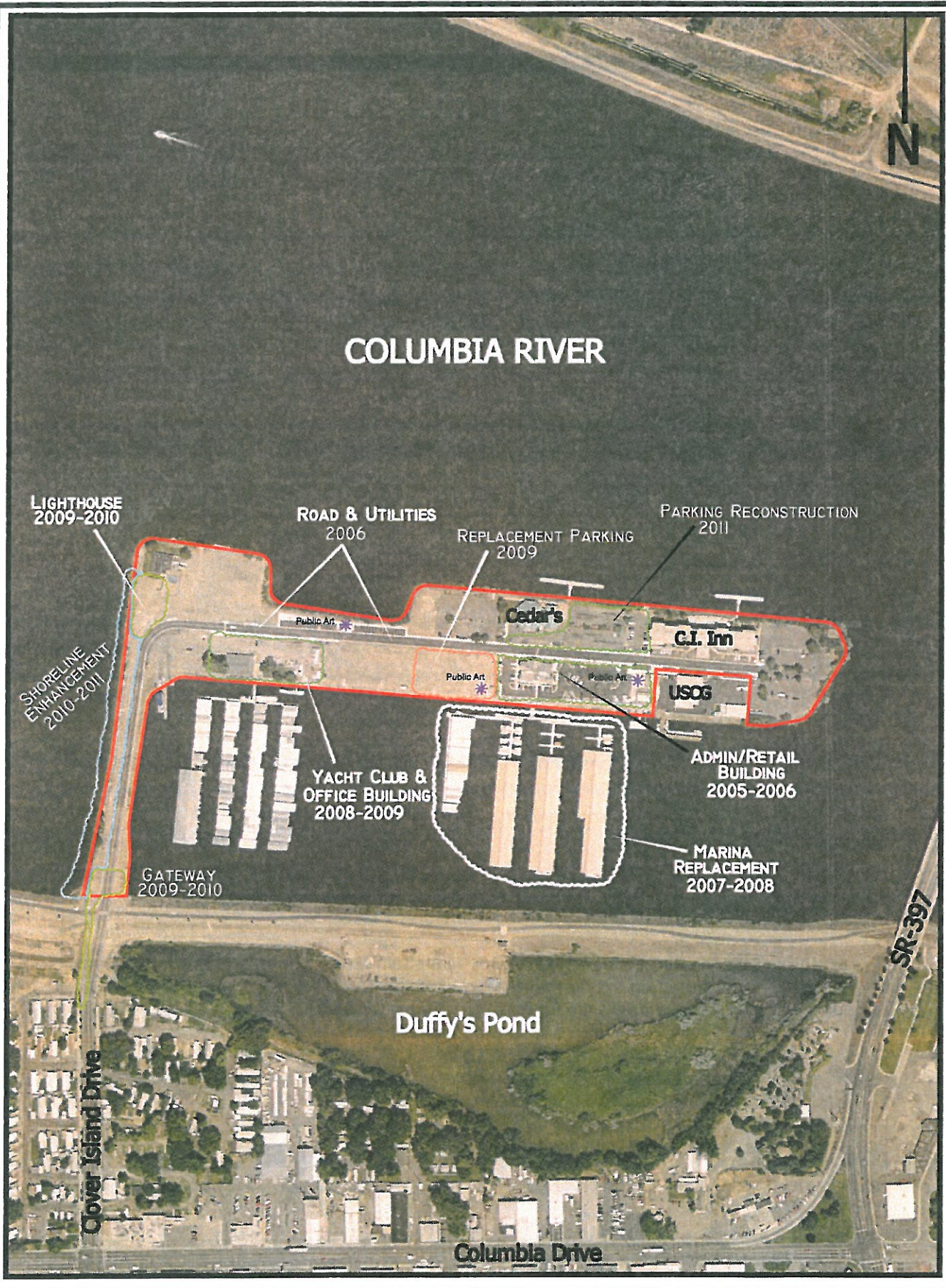
MARINA
REPLACEMENT
2007-2008

Duffy's Pond

Clover Island Drive

Columbia Drive

SR-397



COLUMBIA DRIVE URBAN REVITALIZATION AREA

- 13.21 Acres
- City of Kennewick—CG (Commercial General) Zoning
- All Municipal Services; Including Wireless Coverage

STRENGTHS

- Columbia Drive and Clover Island Drive Exposure
- Tourism Opportunities—Within River Proximity For Trails / Recreation
- Near Historic Downtown Kennewick
- Within Minutes of Columbia Center Blvd, Richland, Pasco and West Kennewick

CHALLENGES

- Blighted Neighborhood Consisting of Residential, Low-Income, Commercial-General and Light Industrial Business-Use Properties
- Inconsistent City Development Standards for Neighboring Properties
- High volume of Truck Traffic

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Exercise Option to Purchase Mejia Property (Chieftain Motel, Labor Ready & Pawn Shop) Upon City Demonstrating Strong Partnership—\$425,000 ®
- ☐ Ready Site for Redevelopment (Demolish Structures, Clear Properties) - \$60,000 ®
- ☐ Complete Willows Pattern Language Design Process —\$120,000 (2011 Budget Funds) ®
- ☐ Hold Properties Until Planning Process Complete, City of Kennewick Demonstrates Strong Partnership & Currently Owned Sites Cleared for Redevelopment
- ☐ Consider Leasing Existing Buildings for a Short-Term/Interim Basis

® Revenue Generation Potential

N

COLUMBIA RIVER

Duffy's Pond

Clover Island Drive

6.7 ACRES

MEJIA
OPTION

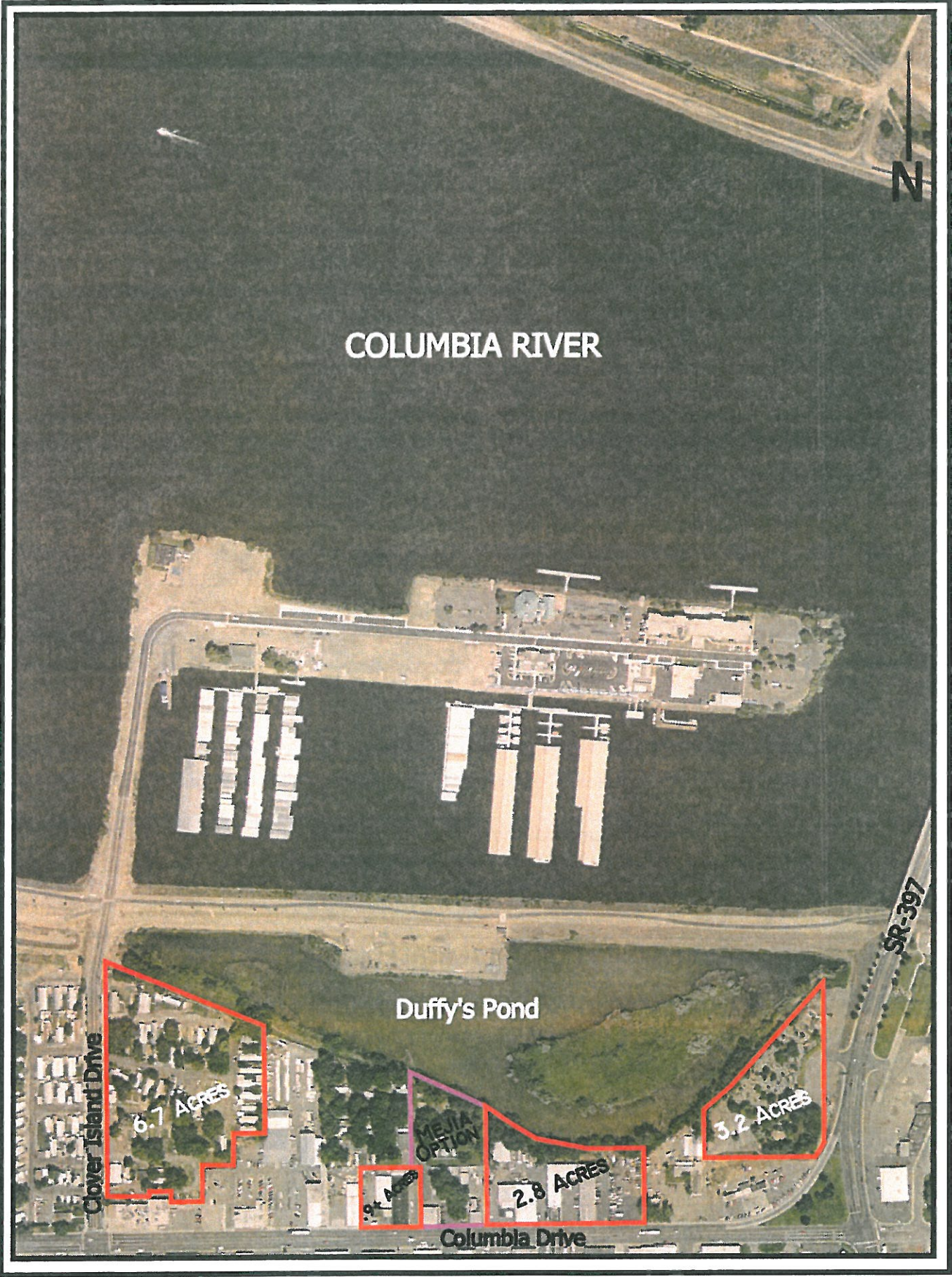
9.4 ACRES

2.8 ACRES

3.2 ACRES

Columbia Drive

SR-397



SPAULDING BUSINESS PARK

- 23+ Acres Sold
- 8.60 Acres Available
- City of Richland—C2 (Central Business) & C3 (General Business) Zoning
- All Municipal Services; Including Wireless Coverage

STRENGTHS

- Central Location Between Two Interchanges On SR-240 / Columbia Center Boulevard/Columbia Park Trail SE
- Freeway Frontage Exposure
- Ideally Suited for Professional, Medical, Office & Retail Businesses
- Tourism Opportunities—Within River Proximity for Trails / Recreation
- Recorded Covenants, Conditions and Restrictions (CCRs)

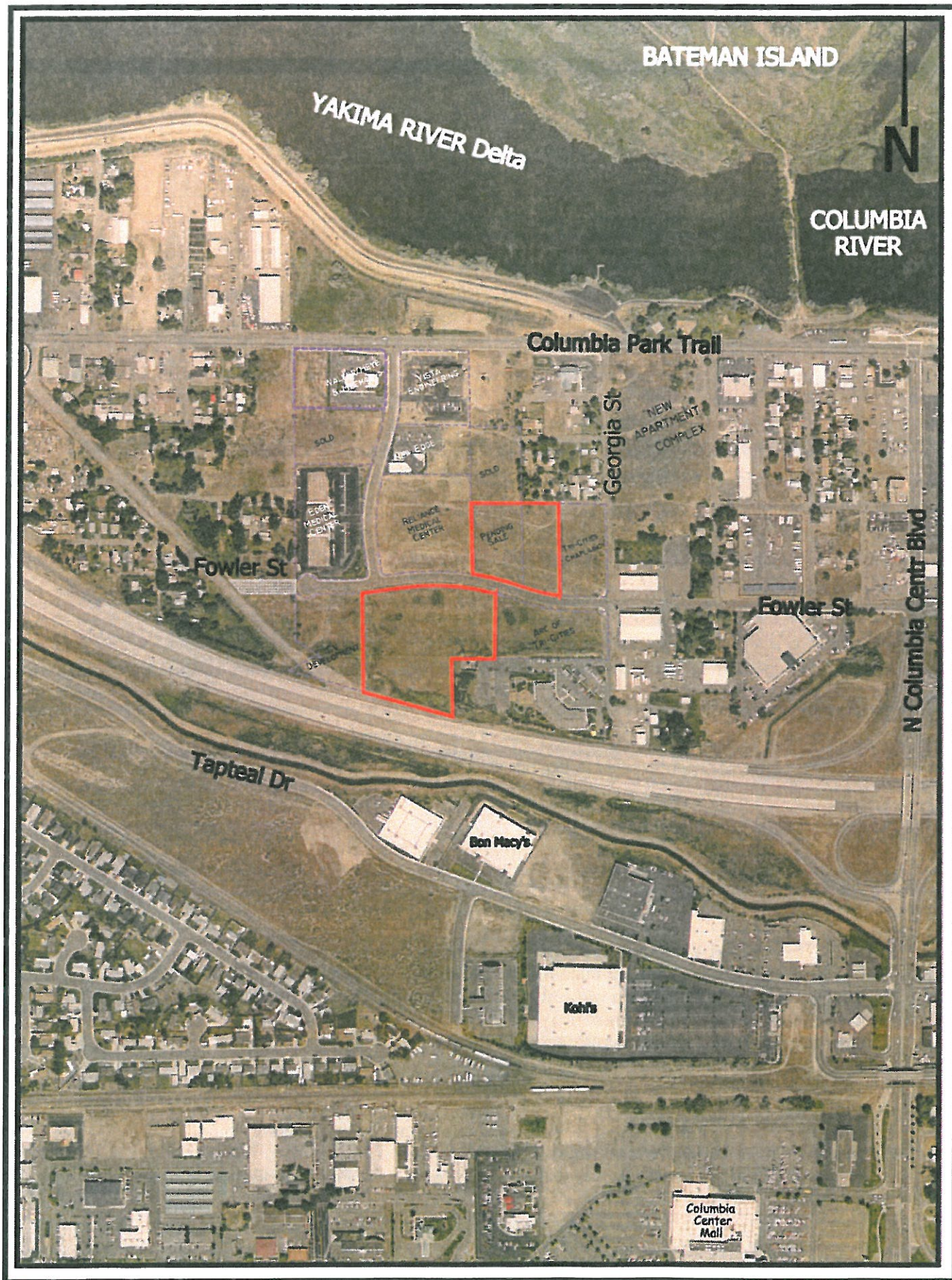
CHALLENGES

- Buffer Between Aging Residential, Transitional Properties and New Professional Businesses.
- Inconsistent Development Standards with Surrounding Properties

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Review / Revise Spaulding and Island View Street Lighting—\$50,000 (2011 Budget Funds)
- ☐ Pursue Acquisition of Additional Sites Adjacent SBP—\$300,000 (Land Sale Proceeds)
- ☐ Continue Marketing Available Properties ®

® Revenue Generation Potential



WEST RICHLAND

- 14 Acres Incorporated [12 Acres Leased / 2 Acres Available]
- 92+ Acres Unincorporated Raceway Property (45 Acres Leased to Alexander Farms)
- West Richland (Industrial) Zoning; Benton County (Light Industrial) Zoning
- Water, Sewer & Electricity Available to Keene Road Parcels

STRENGTHS

- Ideally Suited for Wineries & AVA Ancillary Businesses
- Planned Major Intersection Adjacent to Property
- Between Two Rapidly Growing Community Areas
- Close Proximity to World Renowned Wine Makers: Terra Blanca, Hedges, Pacific Rim, Goose Ridge Vineyards, Gamache Vintners, Col Solare & Fidelitas and Black Heron Distillery

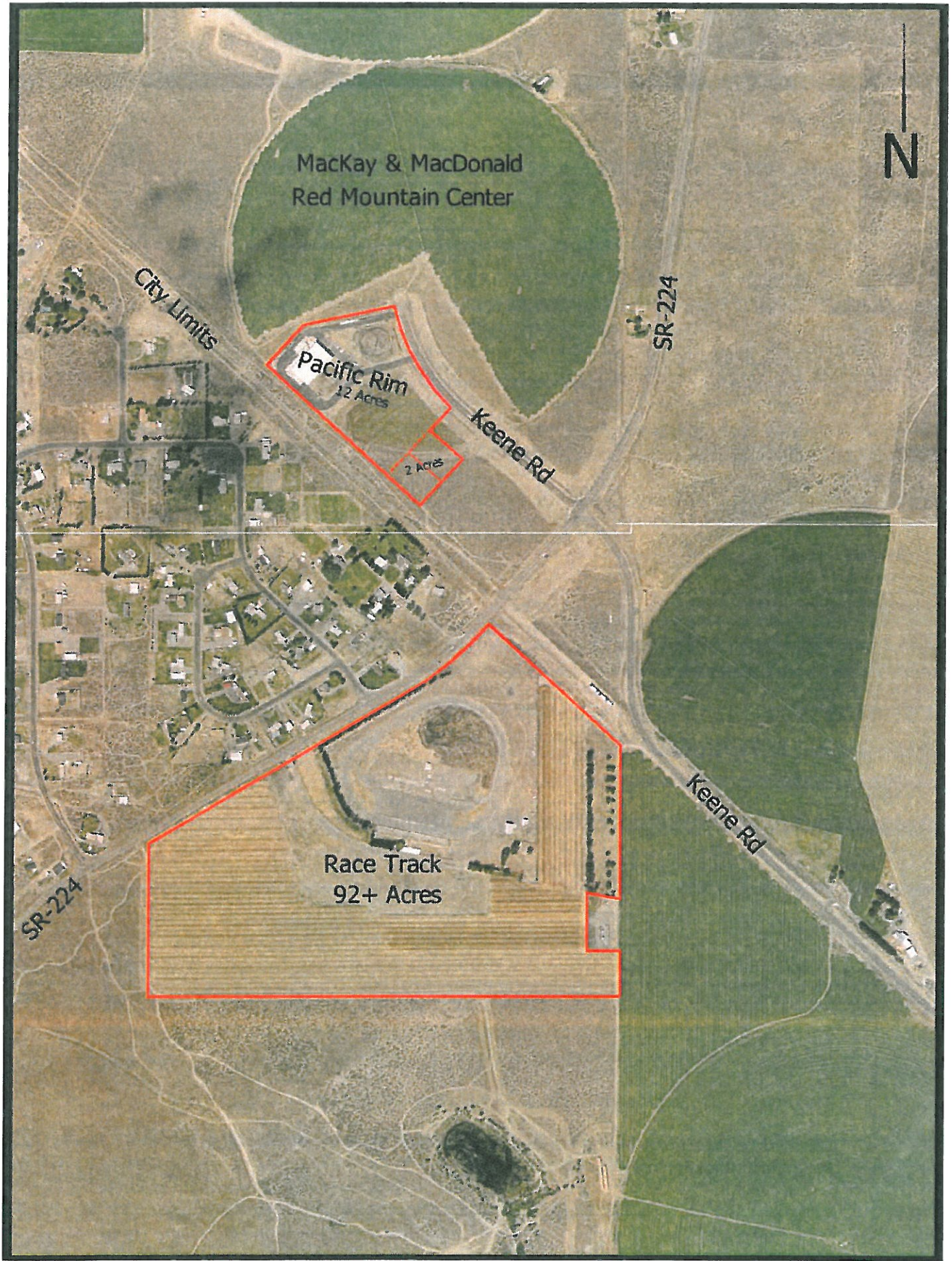
CHALLENGES

- "Pioneer" Development Needs to be Initiated to Spur Ancillary Businesses in Immediate Vicinity
- Perceived As Isolated
- Municipal Utilities Presently Unavailable to Raceway Property
- Urban Growth Boundary

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Design & Permit Development Building (10,000 sq. ft.) —\$165,000 ®
- ☐ Yakima Gateway Partnership with City (Master Planning, Façade Improvement, Signage & Recruitment Programs/Marketing) —\$100,000
- ☐ Construction Management Assistance—\$50,000
- ☐ CERB Loan Matching Funds —\$25,000
- ☐ HOLD Racetrack Parcel ®
- ☐ Hold Rear 1-Acre Parcel (Lot 4) for Future Development Building Site ®
- ☐ Market 1-Acre Middle Parcel (Lot 3) ®

® Revenue Generation Potential



N

MacKay & MacDonald
Red Mountain Center

City Limits

Pacific Rim
12 Acres

2 Acres

Keene Rd

SR-224

Race Track
92+ Acres

Keene Rd

SR-224

VISTA FIELD AIRPORT & INDUSTRIAL PARK DEVELOPMENT

- 125± Acres Combined
- City of Kennewick— IL (Industrial Light) Zoning and CR (Commercial Regional)
- Municipal Services Available

STRENGTHS

AIRPORT LAND:

Centrally Located In Entertainment District
Toyota Center Coliseum, Three Rivers Convention Center
and Tri-Cities Business & Visitor Center Professional Office
Highly Visible
Active General Aviation Airport

Recreation & Transportation Terminal
Central Location with Utilities Available

CHALLENGES

AIRPORT LAND:

Aviation Restrictions & Currently Ineligible For FAA Funding
Encroachment Issues & Limited Expansion Capability
Limited Number of Based Aircraft

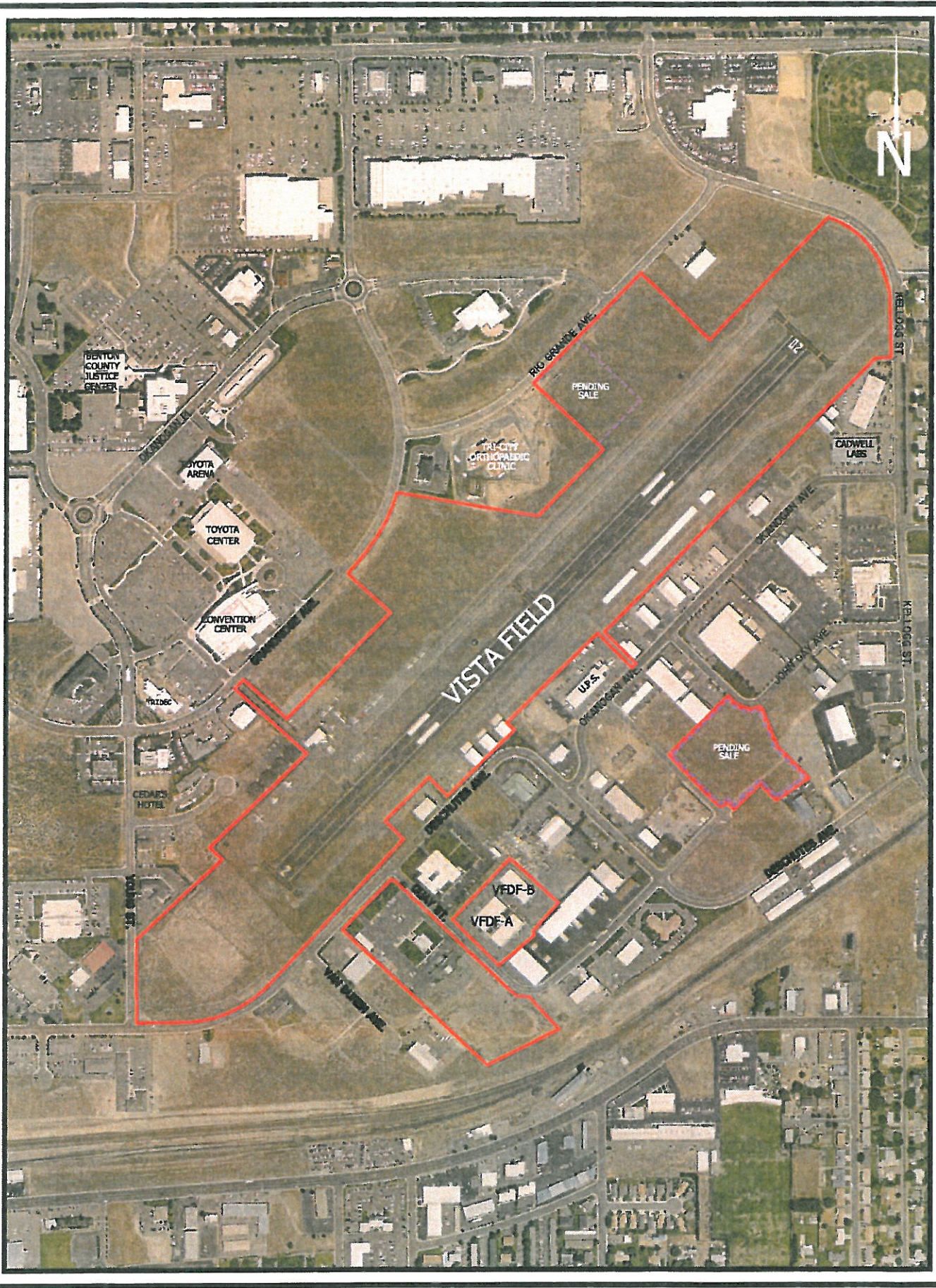
INDUSTRIAL PARK:

Aviation Restrictions
Limited Expansion Capability
High Traffic Area for Industrial Trucks

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Secure FBO Operator**
- ☐ Continue to Implement Master Plan
- ☐ Slurry Seal Taxiway & Apron Areas—\$158,000 (\$140,500 WSDOT Grant Funding) **\$17,500**
2011 Budgeted Funds)
- ☐ **Infrastructure Design & Construction in Conjunction with Private Sector Hangar Development—\$200,000 ®**
- ☐ **Utility Improvements for Hangar Development—\$200,000 (Land Sale Funding) ®**
- ☐ Relocate Fencing in Conjunction with Private Sector Hangar Development—\$35,000
- ☐ **Apply for State Aviation Grants as Appropriate**
- ☐ Support 2013 Air Race Classic as Appropriate
- ☐ **Parking Lot & Site Improvements to VFDF Buildings —\$50,000 ®**
- ☐ **Consider Sale/Lease of Airport Properties When Consistent with Master Plan ®**
- ☐ **Market Industrial Parcels—\$5,000 ®**

® **Revenue Generation Potential**



OAK STREET INDUSTRIAL

- 55± Acres
- Zoning: City of Kennewick: IH (Industrial Heavy)
Benton County: I2 (Industrial Heavy)
- Water, Sewer & Electricity Available

STRENGTHS

- Close to City and Transportation Corridors—SR 397 Nearby
- Flat Topography
- Municipal Utilities
- 40,000 sq. ft. Available Due to Ti-Sport "Graduating" Development Buildings

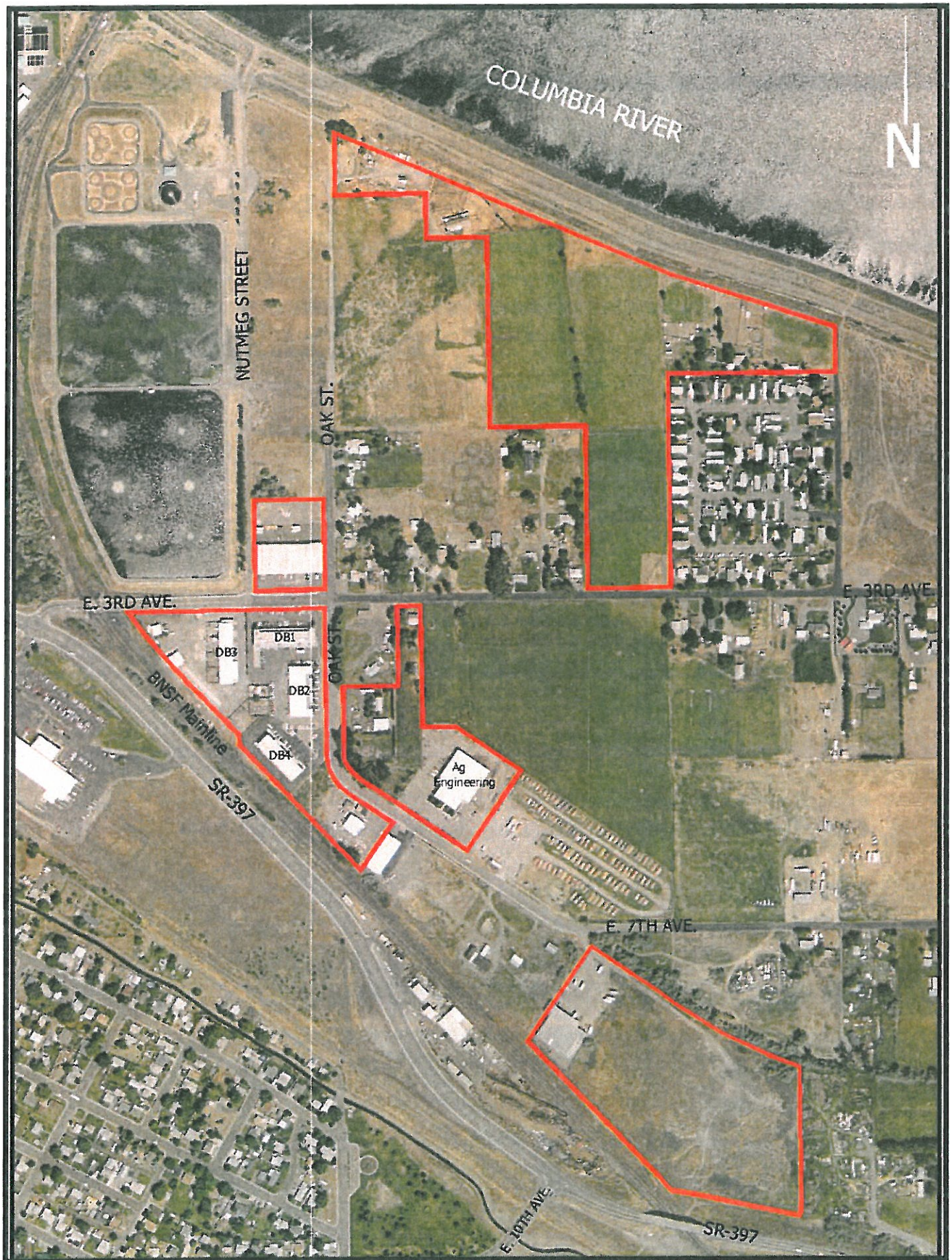
CHALLENGES

- Poor Visibility
- No Rail Access At Present
- High Ground Water
- Poor Maintenance of Aging Area; Lacks Curb Appeal
- Municipal Utilities Unavailable to Un-Incorporated Portion of Site
- 40,000 sq. ft. Vacancy Due to Ti-Sport "Graduating" Development Buildings

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Improvements to Former Ti-Sports Occupancy—\$200,000 (\$75,000 HAEIFAC, \$125,000 2011 Budgeted Funds) ®
- ☐ Improvements to DB#3, DB#5 and Ag Engineering Buildings—\$100,000 ®
- ☐ Complete Contract Modifications on Kist leasing (San Juan Pools) Site
- ☐ Hold Vacant Property Southeast of Roth Until Roadway Completed
- ☐ Consider Selling Leased Parcels from DB 4 to Roth Warehouse ®

® Revenue Generation Potential



SOUTHRIDGE "DICKERSON"

- 8.50 Ac
- City of Kennewick CC (Commercial Community) Zoning

STRENGTHS

- South Gateway Entrance into Kennewick
- Highly Visible
- Interstate 82/Highway 395 Accessibility
- Prime Commercial, Mixed Use & Residential Development Area
- Subject To LRF Development Funding Assistance
- Adjacent To Future KGH Hospital Development

CHALLENGES

- Municipal Utility Extension Required
- Topography Challenges
- Adjacent To High School and High-End Expanding Residential
- City Redirecting LRF Funds Originally Designated for Abutting Road (Ridgeline Dr)

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Monitor / Report on Development and LRF Improvements
- ☐ Establish Vision & Marketing Criteria for 8.50 Acres ®
- ☐ Hold 8.50 Acre Parcel Until KGH Construction Well Underway ®

® Revenue Generation Potential



FINLEY - HEDGES—TWIN TRACKS

FINLEY:

- 121 Acres
- ZONING: Benton County— IL (Industrial Heavy)
- Ground Wells, Electricity & Natural Gas Available

HEDGES: (LEASE ONLY)

- 42 Acres
- ZONING: Benton County— IL (Industrial Heavy)
- Electricity Available

TWIN TRACKS: (LONG TERM LEASE ONLY)

- 145 Acres
- ZONING: Benton County— IL (Industrial Heavy)
- Ground Well, Electricity & Natural Gas Available

STRENGTHS

- Current Dual Rail Service (Twin Tracks)
- Possible Dual Rail Loop Track Development (TT)
- Barge Potential (Hedges)
- Flat Topography
- Inter-Tie and Pier Road Project Improves Access I-82 / Hwy 397

CHALLENGES

- No Municipal Water And Sewer Availability (All)
- Parcel Configuration Creates Internal Circulation Difficulties (Hedges)
- Poor Road Access (Hedges)
- Realizing Barge Potential (Hedges)
- Adjacent To Residential (Twin Tracks)
- Expanding Residential (All)

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- Hold Dual Rail Served Properties
- Market Remaining Parcels Consistent with Benton County Land Use & Zoning ®

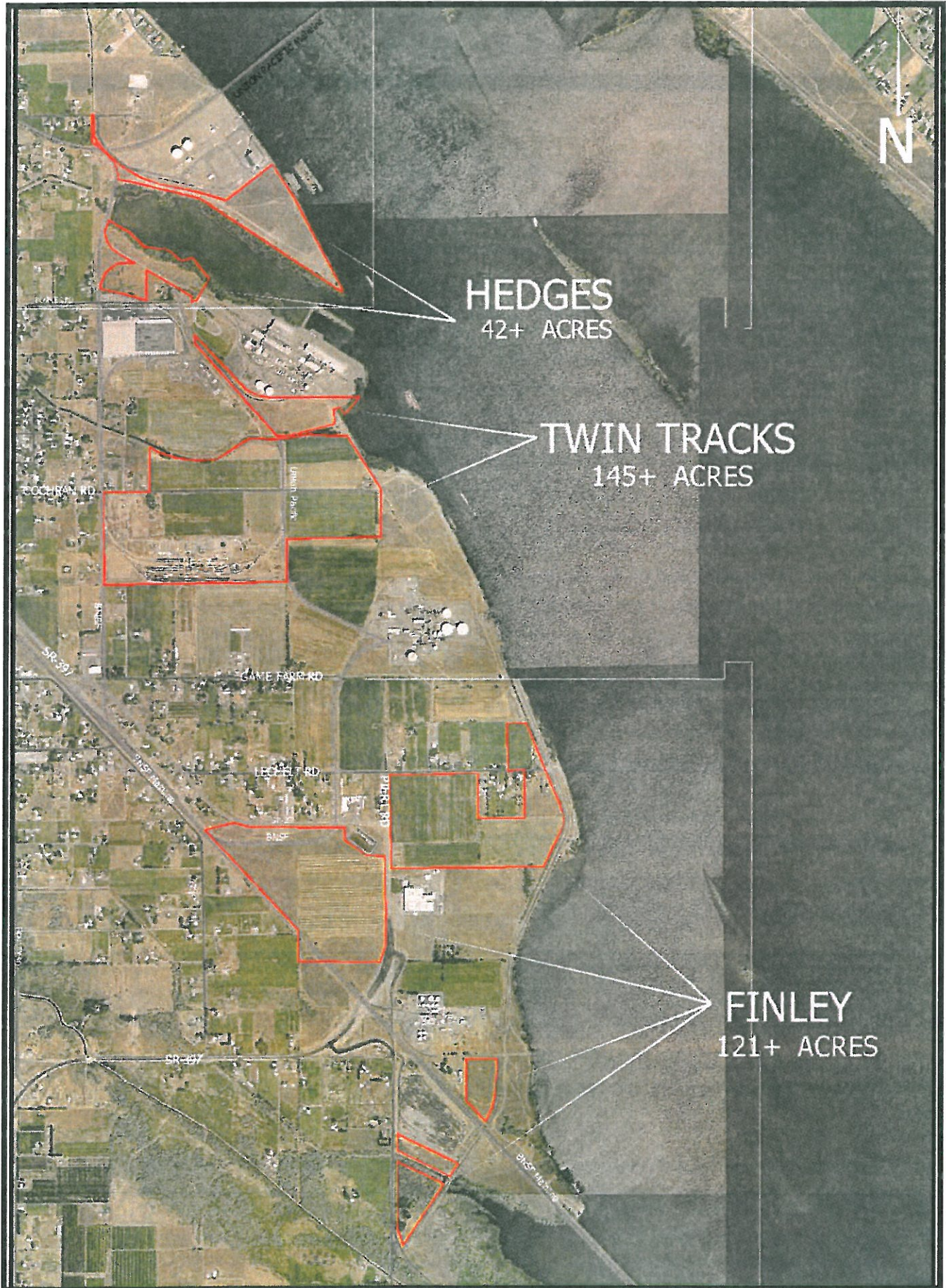
® Revenue Generation Potential

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HEDGES
42+ ACRES

TWIN TRACKS
145+ ACRES

FINLEY
121+ ACRES



PLYMOUTH INDUSTRIAL SITE

- 251+ Acres— 3 Segregated Parcels
- ZONING: Benton County—I1 (Industrial Light) & I2 (Industrial Heavy)
- Ground Wells, & Power Available

STRENGTHS

- Near Interstate 82 & SR14
- BNSF Rail Service
- Natural Gas—1,000 Feet From Site
- Substantial Electrical Service in Immediate Vicinity

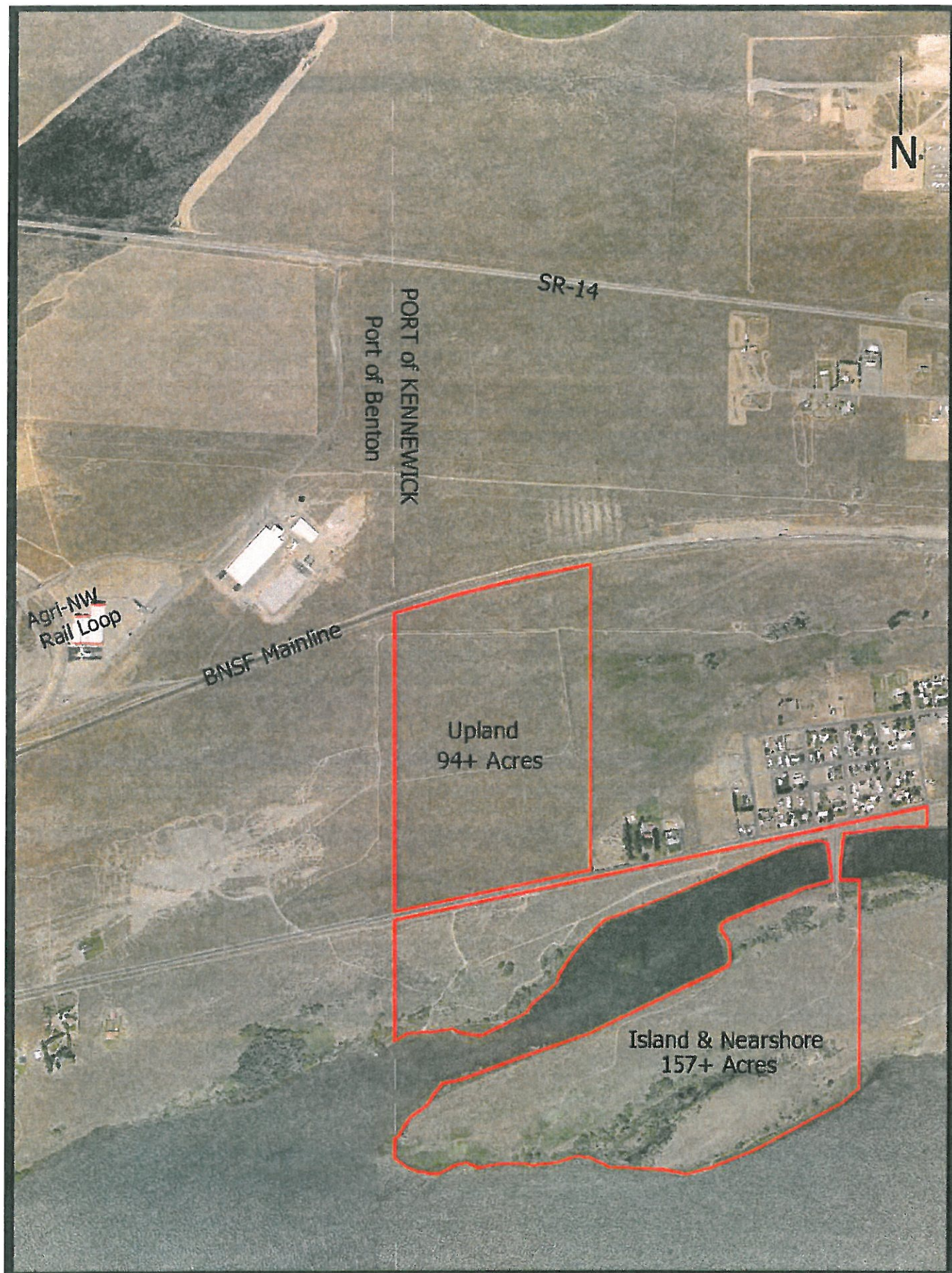
CHALLENGES

- Cultural Resource Protection On River Front Areas and Island
- No Municipal Water or Sewer
- Upwind of Residential Neighborhood; Buffer Required
- No Interior Roads

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Address Leads As Appropriate
- ☐ Hold Island and Review Options To Assure Protection of Habitat & Cultural Resources
- ☐ **Market Remaining Area Consistent with Benton County Land Use & Zoning®**

® Revenue Generation Potential



ADDITIONAL WORK PLAN PROJECTS

SUGGESTED WORK PLAN

- ☐ Complete Projects Authorized In 2011 Budget
- ☐ Complete Update of Comprehensive Scheme
- ☐ **Acquire Additional Property for Port Portfolio ®**
- ☐ **Pursue Grant Funding as Appropriate ®**
- ☐ **Work to Close Operating Gap ®**
- ☐ **Governmental Relationship Efforts for Clover Island & Vista Field —\$60,000 ®**
- ☐ Benton County Red Mountain West Richland Interchange Partnerships
- ☐ Divest of Railroad Track Asset Inventory
- ☐ Miscellaneous Building Repairs / Upgrades

® *Revenue Generation Potential*

ADDITIONAL NOTES: