

VISION

P O R T O F K E N N E W I C K

It's incredible how much progress the Port of Kennewick has made this year!

The draft Vista Field Redevelopment Master Plan was provided to the City of Kennewick, and is undergoing a final technical review. We anticipate submitting the final plan for adoption by the port commission and city council by year's end. Then watch the excitement at Vista Field as we bring the citizens' vision to life!

In West Richland, we supported actions to reshape the Van Giesen entryway, and worked to extinguish deed restrictions on port-owned racetrack property. And we are exploring a new waterfront project with the City of Richland.

On Clover Island we completed The Gathering Place – a public plaza with a small pond, signboards, and bronze statues – celebrating the Confederated Tribes of the Umatilla Indian Reservation's history, culture, and tradition of gathering tule reeds in and around Clover Island. That project also readied lands for commercial development overlooking the island's inner harbor.

At the Columbia Gardens Urban Wine and Artisan Village, the port and City of Kennewick continued working to transform that site into a waterfront destination with an enology- and culinary-focus – a project that is generating significant interest. Personally, I am very proud to have partnered with the Latino Heritage Mural Committee on artwork depicting the Latino community's contributions to our area. The murals will be installed on the wine village buildings.

The port and city received a \$2.1 million grant from Benton County's Rural County Capital Funds to be used for infrastructure within Columbia Gardens and The Willows. And this summer, the port, City of Kennewick, Benton County, and Columbia Basin College were honored with Governor Inslee's 2017 Smart Communities, Smart Partnerships Award for our east Columbia Drive revitalization efforts.

It has been my honor and privilege to serve you, as a port commissioner for the past eight years, and as your port president for the last two years. I am very proud of the many accomplishments our exceptional port team is making to benefit our citizens and the regional community.

Sincerely, 

Skip Novakovich
President, Port of Kennewick Board of Commissioners

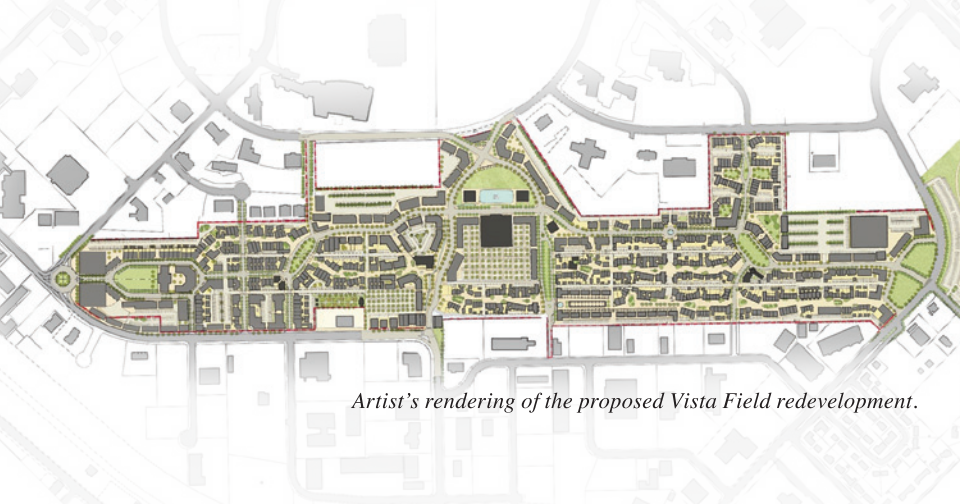
Vista Field Redevelopment

Project On Target

Plans for the Vista Field transformation are on track. The Vista Field Redevelopment Master Plan draft was completed earlier this year, and City of Kennewick personnel are conducting a final review.

Port staff anticipates presenting the plan to both the port commission and city council for adoption this year. Once the city adopts the plan, new codes, and zoning, the port can start implementing phase one development.

Phase one will focus on backbone infrastructure opening up the core of the site to the private sector. These foundational elements include streets, sidewalks, utilities, landscaping, and a water feature to serve approximately 20 acres in the center of Vista Field. These roads will connect from Deschutes Avenue to the Three Rivers Convention Center along Grandridge Boulevard.



Artist's rendering of the proposed Vista Field redevelopment.

“Our ambitious goal was to begin development at Vista Field within five years of closing the airfield,” said Tim Arntzen port CEO. “We are on track for that thanks to the collaboration and tireless efforts by the port and city teams.”

The port and city have worked together on every aspect of planning for Vista Field’s renovation. Some of the major initiatives include completing a full Environmental Impact Study Assessment; conducting extensive public input and visioning sessions; developing a comprehensive Master Plan for the 103-acre site; revising city codes and zoning ordinances; determining a pay-as-you-go financing package; and preparing design plans, engineered drawings, and biddable construction documents.

Vista Arts Center Design Revealed



Arts Center Task Force members unveil the conceptual design for the privately-funded, Vista Arts Center to the community and port commissioners in August. As proposed, the facility includes an 800-seat theatre, public meeting space and a community gallery; and it would serve as an economic catalyst for Vista Field redevelopment.



Port of Kennewick Public Commission Meetings

Meetings are held the second and fourth Tuesdays of each month at 2 p.m. in the Commission Chambers at the Port of Kennewick offices (350 Clover Island Drive, Suite 200, Kennewick). Schedule changes appear in the Tri-City Herald or at www.PortofKennewick.org.

Cover Photo: The Gathering Place on Clover Island was dedicated August 4. Interpretive signboards and artwork share the story of the Confederated Tribes of the Umatilla Indian Reservation's heritage and customs of gathering tule reeds in the region around what is now known as Clover Island. Photo by Kim Fetrow Photography.



Skip Novakovich
Commissioner - President



Thomas Moak
Commissioner - Vice President



Don Barnes
Commissioner - Secretary

The Gathering Place & Shoreline Improvements Celebrated

Clover Island Development Sites Now Available

In early August, a stretch of boardwalk, public viewing area, small pond, interpretive signboards, and new public artwork titled, The Exchange, were completed on Clover Island. A crowd of more than 200 gathered to dedicate the project.

The project is named Wiyáḱuktpa, meaning The Gathering Place. The site highlights the Confederated Tribes of the Umatilla Indian Reservation's heritage and customs of gathering tule reeds at Ánwaš – the area in and around what is now known as Clover Island.

The artwork, featuring two bronze statues by artist Rodd Ambrosen of Joseph, Oregon, is the centerpiece of The Gathering Place installation.

"The art itself honors our ancestors. Nǫ́cǫ́ima through the elder lady, our future through the young man áswan, and the highly utilized plants that shelter and protect us, the tule, tḱú, and of course water, the giver of life," said Jeremy Wolf, Confederated Tribes of the Umatilla Indian Reservation Board of Trustees vice chairman. "Right here (Clover Island) is where many of our people came home to. The Walla Walla and Umatillas, Cayuse, Nez Perce and some of the Yakama bands. This was a vibrant hub, a trading center and wintering lands."

Port staff worked closely with representatives from Confederated Tribes of the Umatilla Indian Reservation and the Tamástslikt Cultural Institute in Pendleton, Oregon, as well as the artist to share the Tribes' story and history on Clover Island.

"The young man in the sculpture represents the future," said Bobbie Conner, Tamástslikt Cultural Institute director. "A young man who is rooted in the past, prepared for the future and committed to a culture that has sustained not only its people but this land, by our practices and our teachings."

With The Gathering Place finished, land for commercial mixed-use activities including residential opportunities are now available for private-sector development on Clover Island.



Photo by Kim Ferrow Photography



Port of Kennewick Staff

Tim Arntzen,
Chief Executive Officer
ta@portofkennewick.org

Tammy Fine,
Advisor/CPA, CFE
tfine@portofkennewick.org

Tana Bader Inglima,
Deputy CEO
tana@portofkennewick.org

Bridgette Scott,
Executive Assistant
bscott@portofkennewick.org

Nick Kooiker,
Chief Financial Officer/Auditor
nick@portofkennewick.org

Jennifer Roach,
Accounting/Admin. Assistant
jennifer@portofkennewick.org

Larry Peterson, Director of
Planning & Development
lpeterson@portofkennewick.org

Lisa Schumacher,
Special Projects Coordinator
lisa@portofkennewick.org

Amber Hanchette, Director
of Real Estate & Operations
amber@portofkennewick.org

Kandy Yates,
Office Assistant/Marina Manager
kyates@portofkennewick.org

County Awards \$2.1 Million to Port, City Funds to Support Columbia Drive Redevelopment

Columbia Drive Urban Revitalization projects will get a major financial boost. Benton County awarded the port and its City of Kennewick partner a \$2.1 million grant to help pay for infrastructure improvements at Columbia Gardens and The Willows projects.

Benton County is proud to invest in the downtown revitalization area as our first installation of Rural County Capital Funds. We were very attracted to the job growth and economic development opportunities.

*– Jim Beaver,
Benton County Commissioner*

“Benton county is proud to invest in the downtown revitalization area as our first installation of Rural County Capital Funds,” Beaver said.

The county’s investment will fund development costs including roads, parking, storm drainage, lighting, landscaping, and appurtenances for the Columbia Drive area.

The Columbia Gardens phase two infrastructure improvements planned for spring 2018, will prepare that waterfront for future commercial and residential opportunities to support business development, tourism, education, and provide employment opportunities.



Benton County Commissioner Jim Beaver (right) presents a \$2.1 million Rural County Capital Funds grant to local entities to help pay for infrastructure projects at Columbia Gardens Wine & Artisan Village and The Willows along east Columbia Drive. Project partners from left include Sherry Armijo, Columbia Basin College; Steve Young, City of Kennewick; Skip Novakovich, Port of Kennewick; and Kedrich Jackson, Columbia Basin College.

Michael Boehnke,
Facilities Manager
mboehnke@portofkennewick.org

Michael A. Melia,
Maintenance Technician
mmelia@portofkennewick.org

Economic Results by the Numbers

The Port of Kennewick has a long history of strengthening the local economy while reducing taxes and acting as responsible stewards of the public’s resources.

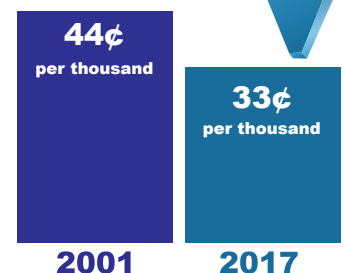
The port improves the community by constructing new and renovating dated facilities as well as buying, improving, or selling land. Port commissioners and staff are committed to fiscally sound development following a pay-as-you-go approach, leveraging land sales and existing revenues with public partnerships and private-sector investments.

Investments, Revenues & Jobs

- ▲ 21 Consecutive Years of Clean State Audits
- ▲ \$77 Million Private Sector Investment (since 2007)
- ▲ 1,160 Private Sector Jobs (since 2007)
- ▲ 604,000 SF New Private Sector Buildings (since 2007)
- ▲ \$885,000 Annual Property Tax Revenues Generated From Port Development Sites (the equivalent of funding 5 new emergency services jobs and 8.5 new school teachers)

25%
LESS TAX

**Property
Owners Pay**



Governor Honors Port, Partners for Urban Renewal

Agencies Recognized as 2017 Smart Partners

Governor Inslee awarded the port and its partners, the City of Kennewick, Benton County and Columbia Basin College with a 2017 Smart Communities Award.

The partners were honored in the Smart Partnerships category for their collaborative effort to revitalize east Columbia Drive by fostering a community gathering place on the Columbia River's interior waterfront.

Noted by the judges was the "intense cooperation and coordination between many different elected officials with diverse needs, interests, and constituencies."

Will Simpson with the Department of Commerce visited the Tri-Cities in late July to present the award.

"When a community comes together to establish and carry out its vision for the future, it can attract high-quality jobs and community improvements that benefit all of its residents," Simpson said. "On behalf of Governor

Inslee, I thank you for your hard work, innovation, and amazing approach to planning, funding, and implementation efforts in transforming this community's waterfront."

The Columbia Drive Urban Revitalization project is leveraging valuable community assets to create a vibrant gathering place with activities to attract and engage residents and visitors, reconnecting them with Historic Downtown Kennewick and the Columbia River.

It has taken more than 15 years, but our investments and the partnerships have been strategic. This project really is something special, and another example of how we're leading this region and the state.

*—Skip Novakovich,
Port Commission President*

"It has taken more than 15 years, but our investments and the partnerships have been strategic," said Skip Novakovich, port commission president. "This project really is something special, and another example of how we're leading this region and the state."



Port Land Attracts New Business & Jobs

Pronghorn LLC purchased nearly 35 acres from the port in September. The land is located at the port's Twin Tracks Industrial Park off of East Cochran Road in Benton County. The company plans to build a new concrete plant and supporting facilities on the land next spring. The plant is projected to add a minimum of \$4 million in revenue and 30 employees to the local economy.

Land Sale Supports Wine Industry

Red Mountain Wine Estates purchased 12 acres from the port at the base of Red Mountain in West Richland. The sale closed in April.

Brothers Andy and Bill Den Hoed, owners of Red Mountain Wine Estates, had leased the land from the port since 2007. The lease contract included an option to purchase the land after 10 years. The lease required construction of a 30,000-square-foot winery, resulting in the brothers bringing the \$5.7 million Pacific Rim Winery to West Richland.

Two, one-acre adjacent lots are available to purchase for small-scale, production wineries. Contact Amber Hanchette at 509-586-1186 or amber@portofkennewick.org for information.

Will Simpson with the Department of Commerce (center) awards a Governor Inslee 2017 Smart Communities Award for east Columbia Drive revitalization efforts to project partners. From left: Kedrich Jackson, Columbia Basin College; Skip Novakovich, Port of Kennewick; Steve Young, City of Kennewick; and Jim Beaver, Benton County.

Wine Village Progress Continues

Phase Two Coming Soon

Phase one winery buildings are taking shape at Columbia Gardens Urban Wine & Artisan Village along east Columbia Drive. The Bartholomew Winery and Monarcha Winery tasting rooms are anticipated to open late fall.

Phase two infrastructure will be constructed in spring 2018. The phase two enhancements will add parking, roads, utilities, a food truck cluster, and public plaza. Additionally, sites will become available for sale or ground lease to production wineries, breweries, distilleries, tasting rooms, bistros, restaurants, or retail businesses.



Rotary Gift Supports Columbia Gardens

Iconic Transit Shelter Planned



A \$10,000 grant by Columbia Center Rotary will help the Columbia Gardens redevelopment partners fund an iconic bus shelter for the Wine & Artisan Village. Columbia Gardens bus shelter partners from left: Gloria Boyce, Ben Franklin Transit; Skip Novakovich, Port of Kennewick; Emily Estes-Cross, City of Kennewick; Shyanne Faulconer, Benton County; Jason Watson and Barb Carter, Kennewick Arts Commission; Peter Kalunian, Columbia Center Rotary.

Port, Tribal Boards Hold Joint Meeting

Members of the Confederated Tribes of the Umatilla Indian Reservation Board of Trustees and Port of Kennewick Board of Commissioners held their fifth joint meeting in August. The boards formally meet to collaborate and communicate about initiatives and projects that impact both entities as part of a memorandum of understanding mutually established in 2013.

The Tribes have been essential partners to the port throughout the Clover Island waterfront improvement and other development projects.



Port of Kennewick

350 CLOVER ISLAND DRIVE | SUITE 200 | KENNEWICK, WA 99336
(509) 586-1186 | WWW.PORTOFKENNEWICK.ORG

Developing assets to create sustainable family wage jobs, user-friendly transportation systems and quality of life enhancements for visitors and residents of the Port of Kennewick.