

The Governor's proclamation 20-28 regarding the Open Public Meetings Act and Public Records Act temporarily prohibits in-person public attendance at meetings subject to the OPMA.

A GoToMeeting has been arranged to enable the public to listen and make public comments remotely. To participate remotely, please use the following call-in information:

Via GoToMeeting: 1-877-309-2073, Access Code: 253-303-013

AGENDA

Port of Kennewick

Special Commission Business Meeting

*Port of Kennewick Commission Chambers (via GoToMeeting)
350 Clover Island Drive, Suite 200, Kennewick, Washington*

Thursday, March 4, 2021
2:00 p.m.

- I. CALL TO ORDER**
- II. ANNOUNCEMENTS AND ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF AGENDA**
- V. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- VI. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Potential Federal Infrastructure/Stimulus Package Project Requests (**TANA/LARRY**)
 - B. Non-Scheduled Items
- VII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- VIII. ADJOURNMENT**

PLEASE SILENCE ALL NOISE MAKING DEVICES

Biden's "Build Back Better" Infrastructure Plan:

According to the "Build Back Better" Plan, President Biden aims to overhaul the nation's infrastructure in order to make it more sustainable, equitable, and efficient. Additionally, Biden has signed an executive order to ensure the nation is investing in infrastructure, manufacturing, and innovation that is 'Made in America'. In his detailed campaign infrastructure plan, Biden lays out the following issues as urgent priorities:

- Modern infrastructure
- Schools
 - Improve indoor air quality and ventilation, access to clean water
 - Climate-resilient campuses
 - Green space, clean air, energy-efficient labs and buildings
 - Upgrade childcare facilities to eliminate lead and mold toxins
- Weatherized and energy-efficient homes and buildings
 - Weatherizing 2 million homes over 4 years
 - Upgrade 4 million offices, warehouses, public buildings
- Housing development
 - Invest in low-income areas
 - Incentivize smart regional planning to connect housing, transit and jobs
 - Mitigate climate impact of urban sprawl
 - Common sense zoning and building codes
- Public transportation
 - Airports
 - Ferries
 - Ports
 - Roads and bridges
 - In coastal and wetland areas to withstand extreme weather and being washed out
 - Smart roads

- Rails
 - Will use existing federal grant and loan programs from DOT, improve and streamline loan process
 - Work with Amtrak and private freight rail companies to electrify the rail system
 - Passenger rail
 - Start with Northeast Corridor on higher speed rail + build Hudson River Tunnel
 - California High Speed Rail
 - Expand Northeast Corridor to the Southeast
 - End-to-end high speed rail system to connect the coasts through the Midwest and Great West
 - Freight rail:
 - Bridge that connects Oregon and Washington State
 - Complete CREATE project in Chicago
 - Others like these^^
- Maritime transport
 - Jones Act (included in the Executive Order for Made in America)
- Municipal transit
 - All Americans in municipalities of >100,000 people will have quality public transport by 2030
 - Use federal investment to install light rail networks and improve existing bus systems
 - Improve infrastructure for pedestrians, cyclists, micro-mobility vehicles
- Auto infrastructure
 - 500,000 electric vehicle charging stations by 2030
 - High quality workforce training ↗ Electric Vehicle Infrastructure Training Program (EVITP)
- Water systems

- Repair of water pipelines and sewer systems, replacement of lead service pipes
- Upgrade treatment plants
- Integration of efficiency and water quality monitoring technology
- Protecting watersheds and clean water infrastructure
- Establish systems to monitor and eliminate lead and other contaminants in drinking water supply
- Hold polluters accountable
- Conservation
 - Invest in research and technology regarding: fire-resistant forests, restoring wetlands, repairing irrigation systems, planting millions of trees, protecting coastal ecosystems, building hiking and biking trails, protecting biodiversity
- Clean energy
 - Battery storage and transmission infrastructure to reduce bottlenecks
 - Plugging abandoned oil and natural gas wells and reclaiming abandoned coal, hardrock and uranium mines
- Energy grids
 - Must be equitable
 - Smart grids that are more resilient to cyber attacks
- Universal broadband
 - Wireless broadband via 5G to every American
 - Focus on equity and access
 - POC, rural areas
- Creation of Advanced Research Projects Agency on Climate – goals:
 - Grid-scale storage at 1/10 the cost of lithium-ion batteries
 - Nuclear reactors that are smaller, safer and ½ cost at current
 - Clean refrigeration and air conditioning
 - Zero net energy buildings at zero cost

- Using renewables to produce carbon free hydrogen at a lower cost than hydrogen from shale gas
 - Technologies such as next gen. electrolyzers
- Carbon-neutral construction materials
- Decarbonizing food and agriculture sectors through soil management and agricultural techniques
- Capturing carbon dioxide in the air and sequestering it deep underground or recycling it into things like cement
- Climate resiliency in defense
 - Climate-related events caused \$8 billion to DOD in 2019
 - Work with Secretaries of Defense and Energy to inventory specific vulnerabilities in infrastructure and mitigate them

*Aside from the topics listed above, I noticed in the language a consistent focus on sustainability and clean energy, the creation of well-paying jobs with the option to unionize, equity and access, and ensuring 'Made in America' laws. Nearly every aspect of the plan could be brought back to these four central focuses.

*Other sources not already linked above:

<https://joebiden.com/climate-plan/>

<https://joebiden.com/made-in-america/>

<https://subscriber.politicopro.com/article/2021/01/bidens-narrow-path-to-an-infrastructure-dream-2027816>

"BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal

Electric Vehicle Charging Stations - Waterfront District & Vista Field

{Design, Construction & Admin}

WHAT: Electric Vehicle (EV) charging stations at various locations with the Historic Water Front District and Vista Field Redevelopment as follows:
Columbia Gardens, (2) EV stations in the Cedar Street parking lot, (2) EV stations within the 421 Winey building complex;
Clover Island (2) EV stations in Port admin/ Ice Harbor parking lot, (2) EV stations in Gathering Place parking lot;
Vista Field (2) EV stations within the Hangar taxi-lane parking lot;

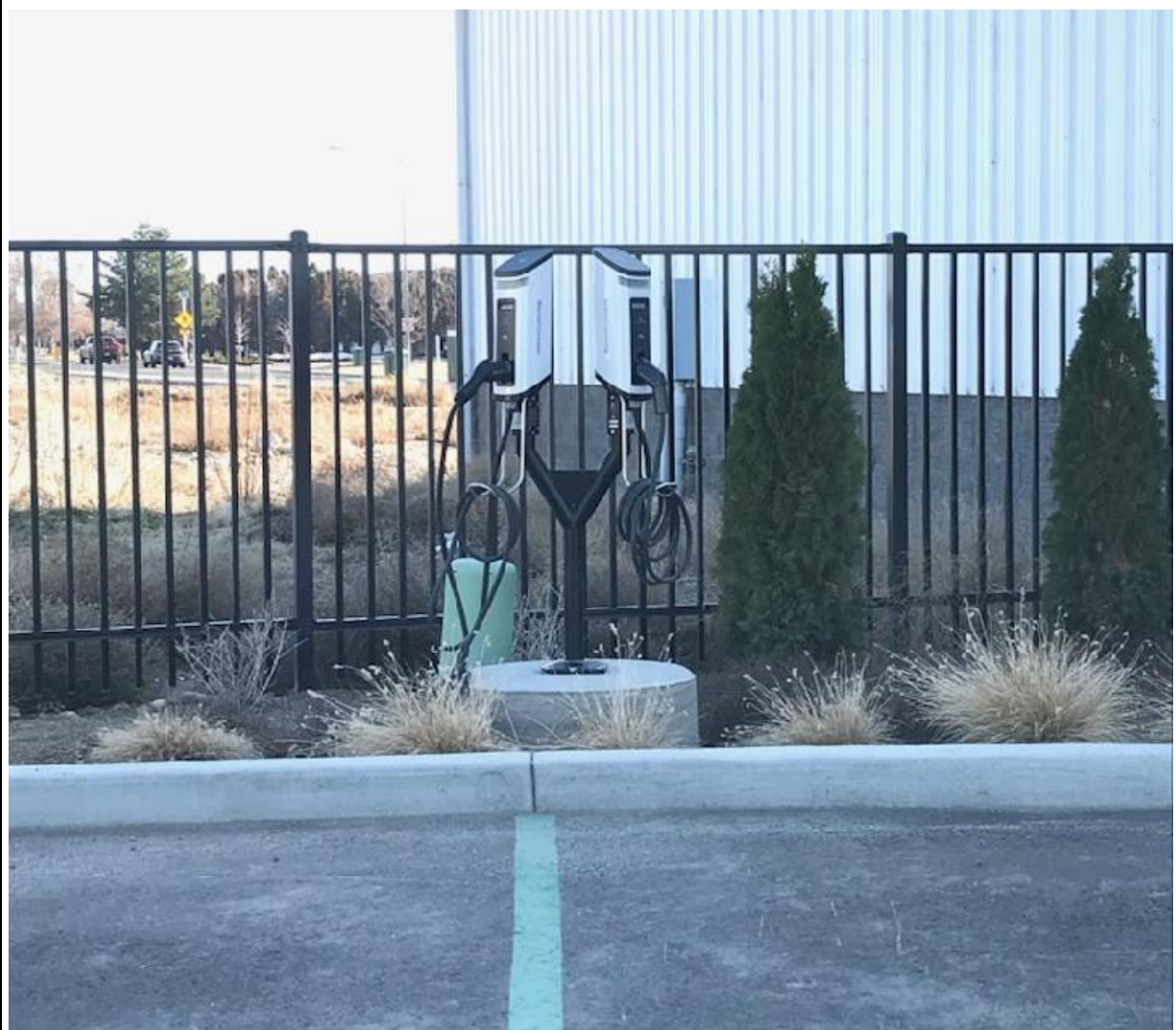
WHY: Provision of EV stations on Port properties allows and encourages the usage of electric vehicles within the community. Providing this infrastructure also enhances the utilization/visitation of businesses in proximity to the EV stations as many EV owners seek and support sites/business which provide this service.

BBB Elements: Ten (10) Electric Vehicle Charging Stations

Complements multi-jurisdictional efforts to improve the Downtown/Historic Waterfront District AND Vista Field
Enhances opportunities within a federally-designated Opportunity Zone

Building & Site: Historic Waterfront District (Clover Island & Columbia Gardens) and Vista Field Redevelopment
Estimate (10) Stations x \$15,000 per station (charging EQ approx. \$4,000 with remainder dependent upon electrical availability and pavement restoration)

	CONSTRUCTION	SOFT COSTS	EQUIPMENT	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
					(percent of Sub-Total)		
	per Station	25.00%			3.00%	25.00%	
10 EV x \$10,000 =	\$100,000 +	\$25,000 +	\$32,000 =	\$157,000 +	\$4,710 +	\$39,250 =	\$200,960
10 EV x \$12,500 =	\$125,000 +	\$31,250 +	\$32,000 =	\$188,250 +	\$5,648 +	\$47,063 =	\$240,960
10 EV x \$15,000 =	\$150,000 +	\$37,500 +	\$32,000 =	\$219,500 +	\$6,585 +	\$54,875 =	\$280,960
10 EV x \$20,000 =	\$200,000 +	\$50,000 +	\$32,000 =	\$282,000 +	\$8,460 +	\$70,500 =	\$360,960



"BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal

The Willows - Infrastructure to expand Housing in Distressed Area

{Design, Construction & Admin}

WHAT: The Willows Infrastructure project will create shovel-ready parcels for expanded housing and business/employment opportunities within a distressed area that has been designated as a federal Opportunity Zone in east Kennewick. The project will construct water, sewer, storm drainage, roads, parking, lights, landscaping and appurtenances to create shovel ready lots in The Willows—a 6.7-acre site owned by the Port of Kennewick and zoned as Urban Mixed Use by City of Kennewick. The project will implement smart regional planning to incorporate transit connections, as well as bike and pedestrian pathways to connect The Willows site with the greater Bi-County region.

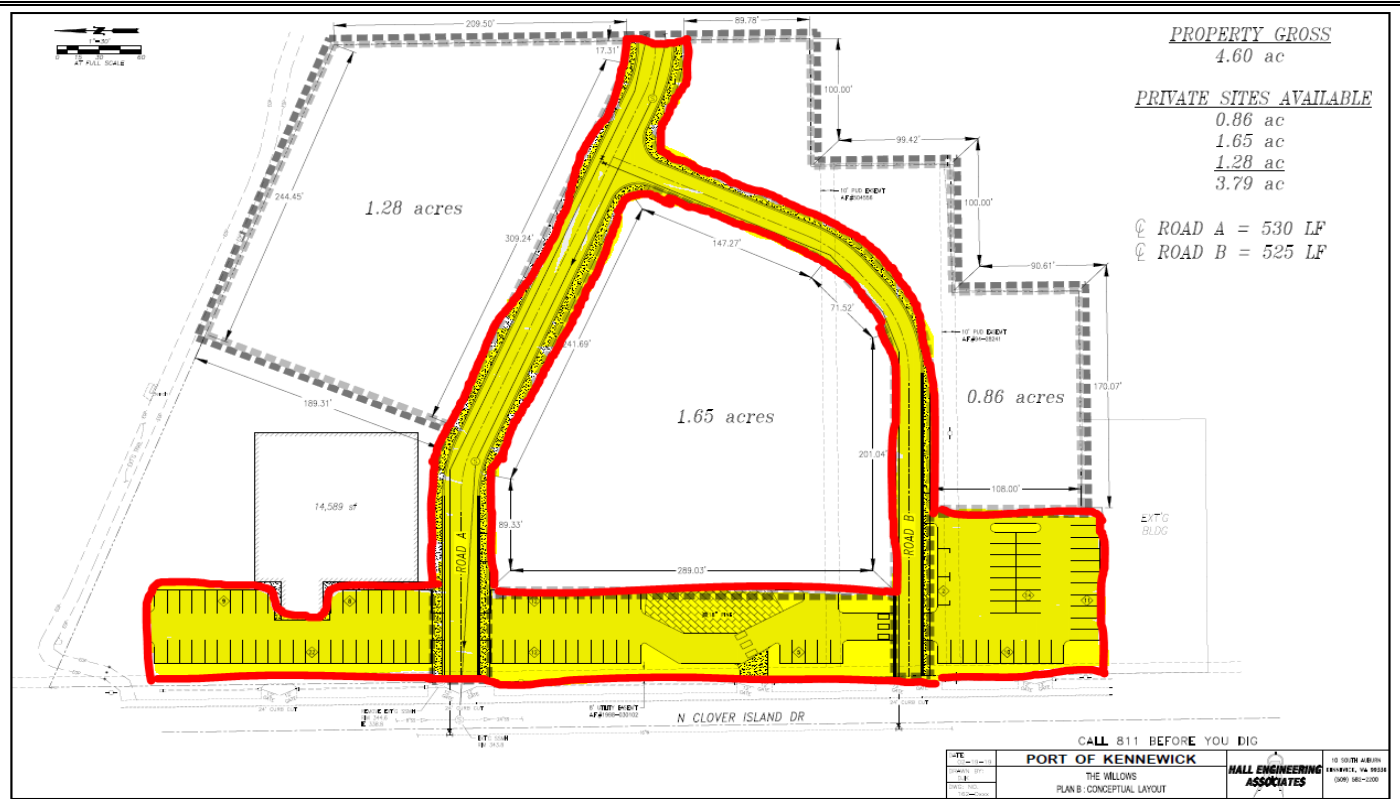
WHY: The Willows Infrastructure Project builds upon previous collaborative multi-jurisdictional (port & city, and community-driven master-planning) endeavors to increase the economic resiliency of the surrounding low-income, distressed neighborhood. The Willows is also an in-fill project which takes advantage of the existing surrounding roads, utilities, and other urban services; protects and improves urban waters and the physical environment; protects farmland; and mitigates climate impact from urban sprawl.

BBB Elements: Provides for housing options and investment in a distressed area
 Incentivizes smart regional planning to connect housing, transit and job
 Mitigates climate impact of urban sprawl
 Common sense zoning and building codes—all new urban mixed-use created for this area!
 Four (4) Electric Vehicle Charging Stations

Complements multi-jurisdictional efforts to improve the Downtown/Historic Waterfront District
 Business and jobs within a federally-designated Opportunity Zone
 Provides opportunities for women, minority and businesses of color

Building & Site: 1,050LF roadway, sidewalks & utilities and 105 parking spaces
 Construction estimate based upon \$500LF roadway [(1,050 x \$800LF = \$840,000) + (105 spaces x \$ 6,000 per space = \$630,000) = **\$1,470,000**

CONSTRUCTION	SOFT COSTS	EQUIPMENT	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
	25.00%			(percent of Sub-Total)	25.00%	
1 Lump Sum = \$1,250,000 +	\$312,500 +	\$50,000 =	\$1,612,500 +	\$48,375 +	\$403,125 =	\$2,064,000
1 Lump Sum = \$1,350,000 +	\$337,500 +	\$50,000 =	\$1,737,500 +	\$52,125 +	\$434,375 =	\$2,224,000
1 Lump Sum = \$1,470,000 +	\$367,500 +	\$50,000 =	\$1,887,500 +	\$56,625 +	\$471,875 =	\$2,416,000
1 Lump Sum = \$1,500,000 +	\$375,000 +	\$50,000 =	\$1,925,000 +	\$57,750 +	\$481,250 =	\$2,464,000



"BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal

Columbia Gardens - Winery Production Buildings

{Design, Construction, Admin & Equipment}

WHAT:

Construction of two wine production buildings with tasting rooms at 320 E. Columbia Gardens within the Columbia Gardens Wine & Artisan Village. Buildings sizes to be 4,500SF± and 5,500SF± with 66%-75% allocated to production and 25%-33% for tasting room and retail space.

WHY: Value-added agriculture manufacturing activities yielding wine support the local growers, suppliers and results in enhanced economic activity and vibrancy within an Opportunity Zone. Providing buildings and equipment would allow multiple opportunities for small and ethnically diverse businesses to startup and operate in a "cluster" format which is proven to generate synergy.

BBB Elements: Building design utilizing thermal mass wall and roof concept resulting in superior shelf qualities that significantly reduce energy inputs

Construction to utilize energy efficient windows and doors systems

Construction to utilize energy efficient HVAC and lighting systems equipment with energy efficient systems

Utilization of Bio-Filter systems to pre-treat wine effluent prior to discharging to municipal industrial sewer system

Inclusion of 2 electric vehicle charging stations

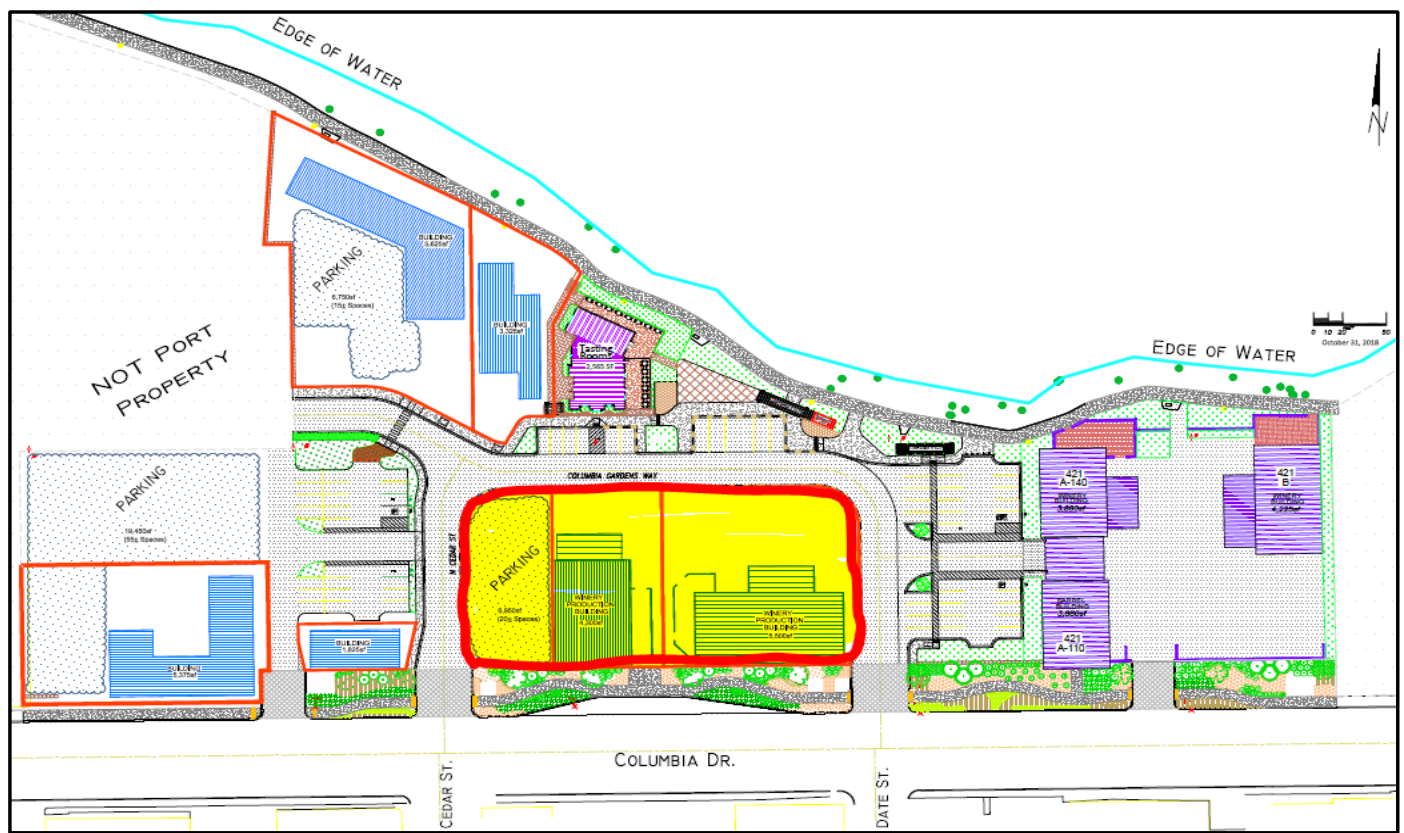
Business and jobs within a federally-designated Opportunity Zone

Complements City and HDKP efforts to enhance Downtown and connect with the Historic Water Front District

Provides opportunities for women, minority and businesses of color

Building & Site: 10,000SF± in two buildings with 20 parking spaces on .85 Acres

BUILDING	CONSTRUCTION	SOFT COSTS	EQUIPMENT	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
	per SF	25.00%			(percent of Sub-Total)	25.00%	
		3.00%					
10,000 sf x	\$400 = \$4,000,000 +	\$1,000,000 +	\$750,000 =	\$5,750,000 +	\$172,500 +	\$1,437,500 =	\$7,360,000
10,000 sf x	\$450 = \$4,500,000 +	\$1,125,000 +	\$750,000 =	\$6,375,000 +	\$191,250 +	\$1,593,750 =	\$8,160,000
10,000 sf x	\$500 = \$5,000,000 +	\$1,250,000 +	\$750,000 =	\$7,000,000 +	\$210,000 +	\$1,750,000 =	\$8,960,000
10,000 sf x	\$550 = \$5,500,000 +	\$1,375,000 +	\$750,000 =	\$7,625,000 +	\$228,750 +	\$1,906,250 =	\$9,760,000



"BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal

Vista Field Redevelopment - Mixed Use Building

{Design, Construction, Admin & Equipment}

WHAT: Construction of a two-story mixed use building at the NE corner of Azure Drive & Constellation Way within the heart of the Vista Field Redevelopment project. Main floor configured/demised 7,500SF± to support small business and start up retail and service businesses. Second floor 5,000SF± arraigned to provide administrative support space from ground floor activities.

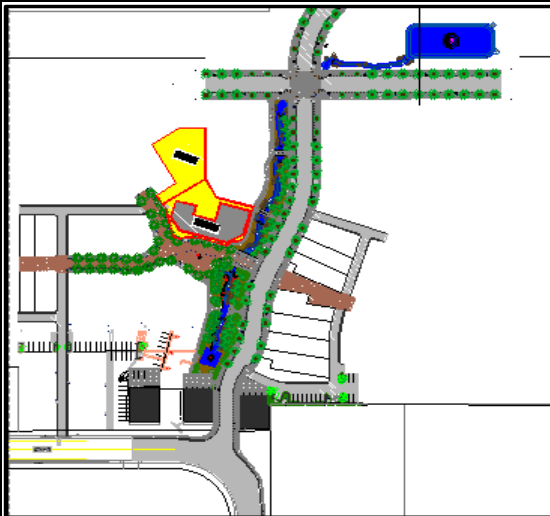
WHY: Mixed use infill development at the Vista Field site results in space from small and startup businesses that are otherwise precluded from forming due to the significant cost and challenges of construction their own space. Vista Field redevelopment is an in-fill project based upon the principles of New Urbanism, which provides an option to the typical urban sprawl found in the Tri-Cities and Eastern Washington.

BBB Elements: Building design to incorporate passive solar heating and insulation levels to reduce energy inputs
Construction to utilize energy efficient windows and doors systems
Construction to utilize energy efficient HVAC and lighting systems equipment with energy efficient systems
Inclusion of 2 electric vehicle charging stations

Business and jobs within a federally-designated Opportunity Zone
Complements Port, City and Benton County efforts to created a pedestrian friendly, inclusive community within the heart of the city
Provides opportunities for women, minority and businesses of color

Building & Site: 12,500SF± on two levels with 25 parking spaces on .65 Acres

BUILDING	CONSTRUCTION	SOFT COSTS	EQUIPMENT	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
	<i>per SF</i>	<i>25.00%</i>			<i>(percent of Sub-Total)</i>		
					<i>3.00%</i>	<i>25.00%</i>	
12,500 sf x \$400 =	\$5,000,000 +	\$1,250,000 +	\$250,000 =	\$6,500,000 +	\$195,000 +	\$1,625,000 =	\$8,320,000
12,500 sf x \$450 =	\$5,625,000 +	\$1,406,250 +	\$250,000 =	\$7,281,250 +	\$218,438 +	\$1,820,313 =	\$9,320,000
12,500 sf x \$500 =	\$6,250,000 +	\$1,562,500 +	\$250,000 =	\$8,062,500 +	\$241,875 +	\$2,015,625 =	\$10,320,000
12,500 sf x \$550 =	\$6,875,000 +	\$1,718,750 +	\$250,000 =	\$8,843,750 +	\$265,313 +	\$2,210,938 =	\$11,320,000



"BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal

J. Lieb Foods Complex - Food & Beverage Manufacturing Cluster

{Acquisition, Design, Remodel, Admin & Operational Startup}

WHAT: Acquisition and Remodel of the former J. Lieb Foods "complex" at 10 East Bruneau Street into a specialty food and beverage small business manufacturing cluster. Potential Uses include Breweries, Distilleries, Wineries, Cheese (caseiculture), Salsas & Spices, Vinegar & Oils, Bakery, Butcher as well as retail sales of specialty foods including a cluster of ethnic grocery stores. Remodel a majority of the building complex, demolish a portion and construct parking lots and outdoor gathering spaces to serve the food & beverage business cluster.

WHY: Manufacturing activities at the ceased in March 2019 when J. Lieb Foods closed the plant and eliminate 40 manufacturing jobs. Prior to J. Lieb Welch's operated the facility with 165 employees until 2006. The loss of these manufacturing jobs has created a "hole" in the downtown taking both economic activity and vibrancy from the area. Reuse as proposed would allow multiple opportunities for small and ethnically diverse businesses to startup and operate in a "cluster" format which is proven to generate synergy.

BBB Elements: Replacement of all HVAC equipment with energy efficient systems
Replacement of all lighting components with energy efficient systems
Replacement of all windows and enhance insulation to reduce energy consumption
Pretreat all Waster Water prior to discharge to the municipal sewer system
Inclusion of 4 electric vehicle charging stations

Business and jobs within a federally-designated Opportunity Zone
Complements City and HDKP efforts to enhance Downtown and connect with the Historic Water Front District
Provides opportunities for women, minority and businesses of color

Building & Site: 209,000SF+ (of which 56,000SF is refrigerated) on 7.73 Acres, built in the 1950's

Prior Users: Welch's, 165 employees until 2006
J. Lieb Food, 40 employees, 2007-March 2019


BUILDING	REMODEL COST	SOFT COSTS	PURCHASE	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
	<i>per SF</i>	<i>25.00%</i>			<i>(percent of Sub-Total)</i>	<i>25.00%</i>	
120,000 sf x \$100 =	\$12,000,000 +	\$3,000,000 +	\$3,250,000 =	\$18,250,000 +	\$547,500 +	\$4,562,500 =	\$23,360,000
120,000 sf x \$200 =	\$24,000,000 +	\$6,000,000 +	\$3,250,000 =	\$33,250,000 +	\$997,500 +	\$8,312,500 =	\$42,560,000
120,000 sf x \$225 =	\$27,000,000 +	\$6,750,000 +	\$3,250,000 =	\$37,000,000 +	\$1,110,000 +	\$9,250,000 =	\$47,360,000
120,000 sf x \$250 =	\$30,000,000 +	\$7,500,000 +	\$3,250,000 =	\$40,750,000 +	\$1,222,500 +	\$10,187,500 =	\$52,160,000

23544
10 E BRUNEAU AVE

REFRESCO BEVERAGES US INC.
C/O INDUSTRIAL VALUATION SERVICES, PO BOX
92108
AUSTIN, TX 78709

Total Market Value
\$2,542,030

No Photo Available



1 of 2

Overview Buildings Land Sales More ~ My Community Auditor Documents More ~

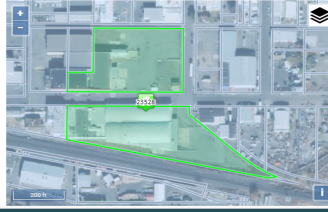
Key Information				Assessment Details	
Parcel # / Geo ID	10680203000102	Use Code	21 Manufacturing - Food	Improvement Homestead Value	\$0
Township	08	Section	06	Improvement Non-Homestead Value	\$2,405,750
Range	30	Legal Acres	2	Land Homestead Value	\$0
Neighborhood	620100	Subdivision / Section	973	Land Non-Homestead Value	\$136,280
Land Size Acres	1.7943	Land Size Sq Foot	78120.00	Market Value	\$2,542,030

23528
UNDETERMINED

REFRESCO BEVERAGES US INC.
C/O INDUSTRIAL VALUATION SERVICES, PO BOX
92108
AUSTIN, TX 78709

Total Market Value
\$267,120

No Photo Available



Overview Buildings Land Sales More ~ My Community Auditor Documents More ~

Key Information				Assessment Details	
Parcel # / Geo ID	10680202000800	Use Code	21 Manufacturing - Food	Improvement Homestead Value	\$0
Township	08	Section	06	Improvement Non-Homestead Value	\$0
Range	30	Legal Acres	5	Land Homestead Value	\$0
Neighborhood	620100	Subdivision / Section	874	Land Non-Homestead Value	\$267,120
Land Size Acres	5.4900	Land Size Sq Foot	239144.00	Market Value	\$267,120