



PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 22, 2021 MINUTES

Commission Meeting recordings, with agenda items linked to corresponding audio, can be found on the Port's website at: <https://www.portofkennewick.org/commission-meetings-audio/>

Commission President Commissioner Don Barnes called the Regular Commission Meeting to order at 2:00 p.m. via GoToMeeting Teleconference.

ANNOUNCEMENTS AND ROLL CALL

The following were present:

Board Members: Commissioner Don Barnes, President (via telephone)
Skip Novakovich, Vice-President (via telephone)
Thomas Moak, Secretary (via telephone)

Staff Members: Tim Arntzen, Chief Executive Officer (via telephone)
Tana Bader Inglima, Deputy Chief Executive Officer (via telephone)
Amber Hanchette, Director of Real Estate and Operations (via telephone)
Nick Kooiker, Chief Finance Officer (via telephone)
Larry Peterson, Director of Planning and Development (via telephone)
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Commissioner Barnes led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

Terry Walsh, 2362 West 49th Avenue, Kennewick. Ms. Walsh is happy to hear that Mr. Arntzen and Ms. Mosely are working together on a plan for The Willows. Ms. Walsh stated working with the Port Commissioners and staff was an honor and privilege during her career with the City of Kennewick. When Ms. Walsh was approached to participate in the pattern language plan for that property, which included The Willows, and participated in the selection of future wine tenants, she was humbled. Ms. Walsh recently reviewed the resolution regarding grant funding for potential low-income housing in The Willows area. Ms. Walsh stated that was never included in the pattern language plan and in fact, we discussed housing for young professionals, retirees, and others that could financially support and promote the revitalization vision of the downtown. Ms. Walsh believes the Port actually relocated all of the low-income the tenants from The Willows specifically for the purpose of building a more vibrant community as it seeks a broader community vision. Additionally, when Ms. Walsh served as City staff, we worked to repurpose our street maintenance property toward a potential partnership with the Kennewick Housing Authority (KHA) for a housing project, which seemed like a more

PORT OF KENNEWICK

REGULAR COMMISSION MEETING

JUNE 22, 2021 MINUTES

appropriate location. The four wineries signed agreements with the Port believing the Commissioners would continue to build on the great work that staff has done, along with the staff at the City. We showed them the vision of the pattern language document, we built trust, and we grew a partnership. Ms. Walsh would be disheartened if this Commission chose to change that vision without considering those integral partners, they all took a great chance with us. We need to honor our commitments and help grow the downtown and she is asking for the Commission's support in continuing that effort. Ms. Walsh understands that there have been requests to purchase property from others, to build brick and mortar buildings, which is exactly what we were looking for. What a wonderful legacy that would be. Ms. Walsh asked the Commission to please consider their decision to pursue future funding for future low-income housing and instead explore an intricate integrated approach to bring people down to live in The Willows area that will support the businesses we have attracted. Ms. Walsh is concerned the Port will not be able to retain the tenants, who we worked so hard to attract. Ms. Walsh thanked the Commission for their thoughtful consideration of her request and although she is retired, it is the trust and partnership of the team that recruited the wineries to Columbia Gardens and the promise of continued growth and vibrancy, along with the Commission, Council, and staff that is (in the balance) and she is happy to assist in any way possible.

No further comments were made.

CONSENT AGENDA

A. Approval of Direct Deposit and E-Payments Dated June 17, 2021

Direct Deposit and E-Payments totaling \$66,348.52

B. Approval of Warrant Register Dated June 8, 2021

Expense Fund Voucher Number 102980 through 103017 for a grand total of \$113,347.56

C. Approval of Regular Commission Meeting Minutes June 8, 2021

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

EMERGENCY DELEGATION UPDATE

Mr. Arntzen and Ms. Hanchette stated there is nothing to report for emergency delegation.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Kennewick Historic Waterfront District

1. Adoption of Master Plan

Mr. Peterson presented Resolution 2021-12, potential adoption of the Kennewick Historic Waterfront District Master Plan for Commission consideration. Mr. Peterson stated this has been a 15-month process, and the Master Plan includes Makers responses to the 65 comments received from May 26-June 8, 2021, and a list of stakeholders. Mr. Peterson stated one change was made to the Master Plan which included minor modifications to a map on behalf of Gus Kittson, owner of KIE.

Commissioner Moak stated Makers referenced a boat ramp at Columbia Point and inquired if this is correct.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 22, 2021 MINUTES

Mr. Peterson stated it should read East Columbia Park boat ramp, in which the Port contributed \$150,000 in 2005 for the boat launch and parking.

Commission Moak inquired if a clarifying comment that it was the City's project and the Port contributed to the project. Commission Moak stated assuming the Master Plan is adopted today, the Port has 18 months in this biennium and asked Mr. Peterson if he has thought about how the Port should move forward to capture some of the short-term goals and projects identified by Makers.

Mr. Peterson stated the adoption of the Master Plan allows the Port to move forward and contemplate private sector investment and/or interest in our properties and how we can respond, now that we have a vision. Mr. Peterson stated Vista Field will take considerable staff time and suggested using the Master Plan as a tool for the private sector and revisit potential projects in the fall.

Commissioner Barnes stated at the last Commission Meeting, Mr. Peterson stated the Master Plan calls for residential development, but it does not go into specifics regarding the demographics, income, or anything about potential residents. Commissioner Barnes stated by approving the Master Plan, the Port is not making any decisions regarding the specifics of any proposed project within the area of the Master Plan.

Mr. Peterson confirmed that that is the intent of the Master Plan and does not outline any specific projects for the area.

MOTION: *Commissioner Novakovich moved to approve Resolution 2021-12 approving and adopting the Historic Waterfront District Master Plan; and ratify and approve all action by Port Officers and employees in furtherance hereof; and authorize the Port Chief Executive Officer to take all action necessary in furtherance hereof; Commissioner Moak seconded.*

PUBLIC COMMENT

No comments were made.

Commission Discussion:

Commissioner Novakovich stated the Master Plan is excellent and builds on what the Port has been doing in the area. Commissioner Novakovich stated Commissioner Barnes and Mr. Peterson did an excellent job between distinguishing the approval of the Master Plan and the issues surrounding Resolution 2021-06. Commissioner Novakovich would like the Port to revisit Resolution 2021-06 and reconsider the Motion, considering the public comments we have received; however, that is a separate item. Commissioner Novakovich thanked Commissioner Barnes and Mr. Peterson for the clarification and stated he is fully supportive of this Motion.

Commissioner Moak stated the Port and Makers have been working on the Master Plan virtually for the past 15 months. During that time, Makers was able to engage stakeholders and the community, who were able to express their opinions about the Master Plan. The Commission heard from the public that the waterfront is a very important part of our Port, the City, and the

PORT OF KENNEWICK

REGULAR COMMISSION MEETING

JUNE 22, 2021 MINUTES

whole dynamic of Tri-Cities. This is a continuation of the 2005 Master Plan completed by Makers and Commissioner Moak sees this as an opportunity to move forward and be successful with this new Master Plan. Commissioner Moak is very pleased to second this Motion and approve the Master Plan.

Commissioner Barnes thinks this is an excellent plan and stated it has been a methodical process to advance the process and take public participation, and public input and comments during these challenging conditions. Commissioner Barnes commended staff and Makers for their efforts on the Master Plan and stated the result will serve the Port well, going forward. Commissioner Barnes is very pleased to be a small part of this process and the Master Plan.

With no further discussion, motion carried unanimously. All in favor 3:0.

Mr. Peterson stated the Columbia Point/Park typo was located in the Appendix and corrected the error.

B. Opportunity Fund

1. Columbia Drive Traffic Calming – Parametrix Contract

Mr. Peterson stated in 2019, the Commission authorized staff to utilize the opportunity fund for a contract with Parametrix for traffic calming on Columbia Drive and approved an amendment for additional work for \$13,000. Mr. Peterson stated the City is requesting further data and he is requesting an additional \$15,000 for the contract. Mr. Peterson inquired if the Commission would like staff to continue with the traffic calming study on Columbia Drive and authorize staff to utilize the opportunity fund.

Commissioner Barnes is in favor of this and stated it would help our tenants and he believes the customers at the Columbia Gardens would appreciate this.

Commissioners Novakovich and Moak agree with Commissioner Barnes.

It is the Consensus of the Commission for staff to sign the \$15,000 Amendment for additional work on the Columbia Drive Traffic Calming project utilizing the opportunity fund.

PUBLIC COMMENT

No comments were made.

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

Commissioners reported on their respective committee meetings.

D. Non-Scheduled Items

Mr. Arntzen thanked the Commission and Port staff for accomplishing the Historic Kennewick District Waterfront Master Plan. And the public, for participating in this plan over the last 15 months.

Commissioner Moak was pleased to see a new garbage can by the bus shelter at Columbia Gardens.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 22, 2021 MINUTES

PUBLIC COMMENTS

Jay Freeman, 16 West Kennewick Avenue, Kennewick. Mr. Freeman congratulated the Port on the passage of the Master Plan. We look forward to the development of the Master Plan and working with everyone to make that happen.

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick announced that the Mid-Columbia Symphony will be performing a concert, Sunday, July 4, 2021, at the HAPO Stage at the John Dam Plaza in Richland. The concert begins at 6:00 p.m. and will feature patriotic music and music by American composers.

No further comments were made.

COMMISSION COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 2:51 p.m.

APPROVED:

PORT of KENNEWICK BOARD of COMMISSIONERS

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DN Barnes
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Don Barnes, President

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Skip Novakovich
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Skip Novakovich, Vice President

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Thomas Moak
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Thomas Moak, Secretary