

PORT OF KENNEWICK

RESOLUTION No. 2021-16

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK ADOPTING THE COLUMBIA GARDENS PROPERTY
OWNERS' ASSOCIATION ASSESSMENT MECHANISM**

WHEREAS, the Port, City of Kennewick, Benton County and Benton Public Utility District #1 have all contributed to the redevelopment of the Columbia Gardens area resulting in numerous public improvements; and

WHEREAS, the Port intends to establish a property owners' association to share responsibility for some of the operational costs associated with the perpetual maintenance of common area improvements in the Columbia Gardens Wine & Artisan Village; and

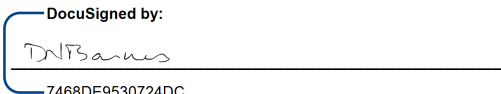
WHEREAS, the Board of Commissioners has expressed interest that any such assessments be fair and equitable to both the existing and future property owners and business located within the Columbia Gardens Wine & Artisan Village.


NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby approves and adopts the Columbia Gardens Wine & Artisan Village property owners' association assessment mechanism and policies as identified in Exhibit A attached hereto.


BE IT FURTHER RESOLVED that the Port of Kennewick Board of Commissioners hereby 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.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 28th day of September, 2021.

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

By: 
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DON BARNES, President

By: 
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SKIP NOVAKOVICH, Vice President

By: 
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THOMAS MOAK, Secretary

**RESOLUTION No. 2021-16
Exhibit A**

The Columbia Gardens Wine & Artisan Village, referred to below as the Neighborhood shall be responsible for 65% of the annual operational costs associated of the Foundational items which include: internal roadways located north of Columbia Drive (Columbia Gardens Way, Date Street & Cedar Street); the existing 30-space Date Street and 24-space Cedar Street parking lots as well as joint use parking lots that may be developed in the future; sidewalks, illumination and landscaping associated with these internal streets and parking lots; Columbia Drive streetscape improvements and insurance & security expenses. The Port will not attempt to recapture the initial capital outlay to construct these improvements.

Assessments will be based upon each property share of the overall neighborhood expense and shall be assessed against the property owners of record.

Shares will be based upon the gross building size.

Patio and outdoor seating areas be will calculated at 50% of the applicable rate.

Shares for warehouse and production space will be calculated at a 50% reduction.

The Port would directly pay for all shares for all properties for a period of five (5) years from the date of recording of the covenants.

