

***PORT OF KENNEWICK***

***Resolution No. 2022-26***

***A RESOLUTION OF THE PORT OF KENNEWICK  
BOARD OF COMMISSIONERS ADOPTING THE 2023-2024 WORK PLAN***

**WHEREAS**, the Port of Kennewick Commission received a presentation at its Regular Meeting on Tuesday, September 13, 2022, to discuss proposed plans and development policies to be undertaken and implemented in calendar years 2023-2024; and

**WHEREAS**, following this presentation the Commission discussion resulted in minor modifications to the Work Plan presented by staff; and

**WHEREAS**, the requested modifications have been incorporated into the document titled "Port of Kennewick 2023-2024 Work Plan".

**NOW, THEREFORE, BE IT HEREBY RESOLVED** the Board of Commissioners of the Port of Kennewick hereby adopts the 2023-2024 Work Plan as attached hereto and identified as "Exhibit A"; and further authorize the port Chief Executive Officer to take all actions necessary to implement this Work Plan.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 27th day of September, 2022.

***PORT of KENNEWICK  
BOARD of COMMISSIONERS***

By:

DocuSigned by:

*Skip Novakovich*

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SKIP NOVAKOVICH, President

By:

DocuSigned by:

*Kenneth Hohenberg*

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KENNETH HOHENBERG, Vice President

By:

DocuSigned by:

*Thomas Moak*

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THOMAS MOAK, Secretary

## 2023-2024 Work Plan

## Resolution 2022-26



PORTofKENNEWICK  
*Open for Business!*

## 2023-2024 WORK PLAN

Approved by Resolution 2022-26  
September 27, 2022

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## PROSPECTIVE VISION

- **The Port is an economic development entity focused on redevelopment.**
- **The redevelopment role avoids duplicating private sector efforts while either or both invigorating areas of the district lagging in private sector investment and forging a economically sustainable development pattern.**
- **Acknowledge enormity of the Vista Field Redevelopment project and the significance of this effort to the entire Port district and larger Tri-City area.**
- **Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in 2017 and 2019**
- **Continue with Kennewick Waterfront District projects: Columbia Drive — Wine & Artisan Village and Clover Island Improvements**
- **Pursue projects with development partners demonstrating support (match funding, political support and enthusiasm)**
- Pursue fewer projects while selecting projects with the greatest benefit to the community
- Realize & support economic development opportunities with wine, culinary & tourism industry
- Continue to pursue grant funding opportunities
- Remain focused on containing operational expenses
- A strong focus must be placed on successfully running daily Port operations
- Remain solidly focused on the Port's core business and established priorities; not swayed by the oscillating influence of external entities

**2023-2024 Work Plan****Resolution 2022-26****CAPITAL EXPENDITURE SUMMARY**

Dated: September 14, 2022

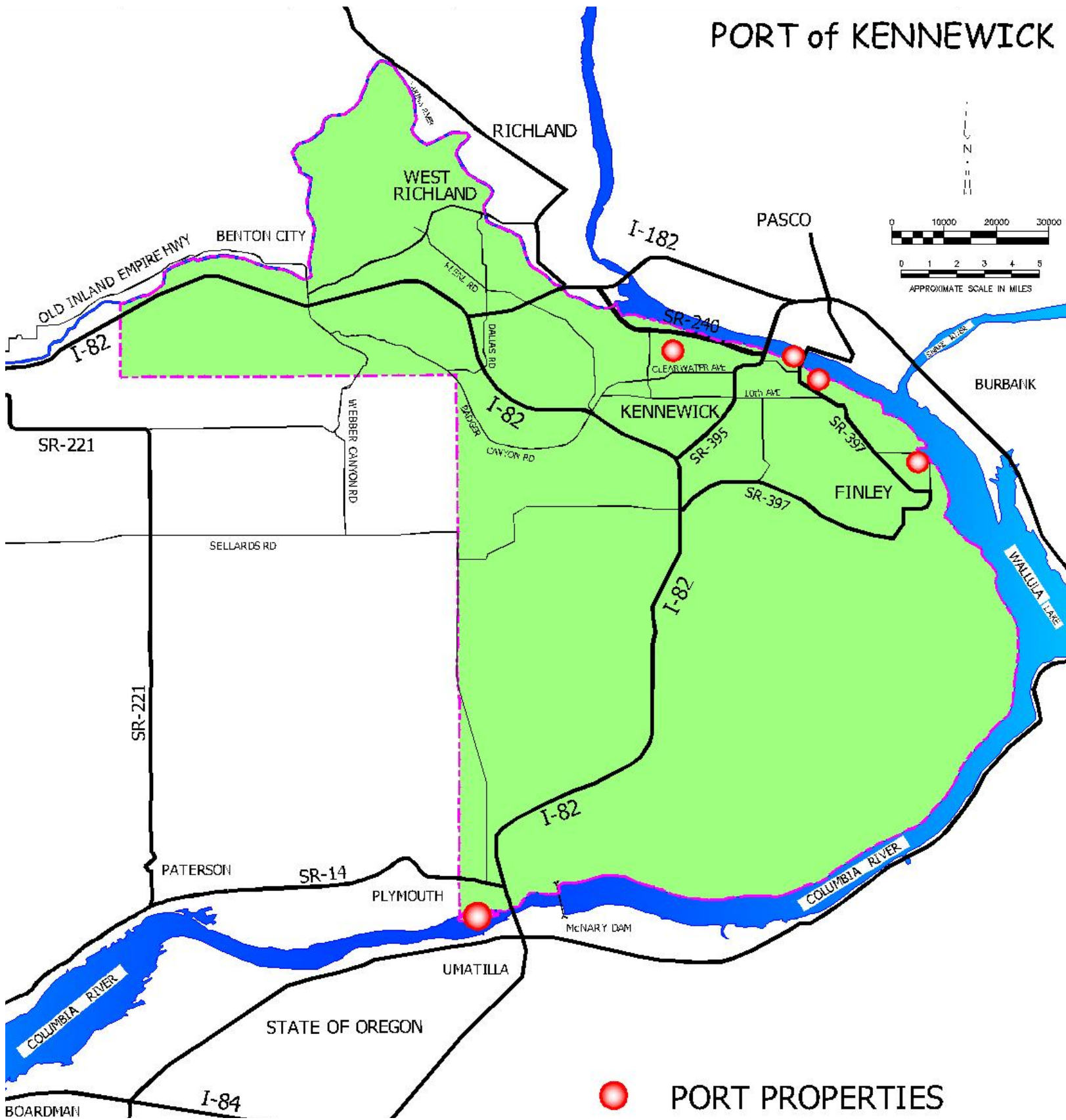
**2023/2024 DRAFT CAPITAL BUDGET**

<i>Vista Field</i>	<i>Hangar Reinvention</i>	\$ 3,300,000	RCCF
<i>Vista Field</i>	<i>Infrastructure next phase(s)</i>	\$ 1,325,000	RCCF
<i>Vista Field</i>	Team {Town Architect, Project Design }	\$ 350,000	
<i>Vista Field</i>	Joint-Use Parking Lot Construction	\$ 500,000	
<i>Vista Field</i>	Satellite Maintenance Facility	\$ 500,000	
Clover Island	1135 Shoreline Enhancements [Match]	\$ 500,000	
Clover Island	East Viewpoint/Stage Design & Construction	\$ 500,000	
Columbia Drive	Various Construction projects	\$ 450,000	
<i>TBD Location</i>	Art Project/Installation	\$ 100,000	
City of Richland	<i>TBD</i> Mutually Agreed project	\$ 300,000	
Vista Field [VFDF]	Site & Exterior Building Improvements	\$ 500,000	
District-wide	Asset Replacement	\$ 500,000	
District-wide	Opportunity Fund	\$ 125,000	
District-wide	Miscellaneous Small Capital Projects	\$ 100,000	
<b>TOTAL</b>		<b>\$ 9,050,000</b>	

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PORT of KENNEWICK



● PORT PROPERTIES

**2023-2024 Work Plan****Resolution 2022-26****VISTA FIELD REDEVELOPMENT**

- 103± Acres Combined
- Zoning/Utilities: UMU (Urban Mixed Use) with all Municipal Services

**STRENGTHS**

- Centrally located in the Tri-Cities, surrounded by vibrant commercial district (Columbia Center Mall) and adjacent to the Three Rivers Entertainment District (Toyota Center Coliseum, Three Rivers Convention Center and Tri-Cities Business & Visitor Center)
- Located within “Opportunity Zone” per 2017 Tax Cuts & Jobs Act

**CHALLENGES**

- ✱ Undertaking massive redevelopment effort while balancing district-wide objectives
- Limited financial resources
- Establishing a new land use and development paradigm in the community

**SUGGESTED WORK & PROPERTY MANAGEMENT PLAN**

- ☐ **Reconstruct Corporate Hangars B & C based upon July 2022 Design Concepts (\$3,300,000 RCCF) ®**
- ☐ **Identify Mutual Beneficial Project with City of Kennewick and Complete Project (\$1,325,000 City of Kennewick RCCF) ®**
- ☐ **Vista Field Joint Use Parking Lots (Design & Construct) - \$500,000**
- ☐ **Vista Field Team (supporting marketing efforts) - \$350,000 ®**
- ☐ **Vista Field Satellite Maintenance Facility (Design & Construct) - \$500,000**
- **Market properties through RFP process & review proposals through the Collaborative Design Process ®**

**Remain true to the community’s vision remembering the initial steps, whether positive or negative, set the tone for the entire project.**

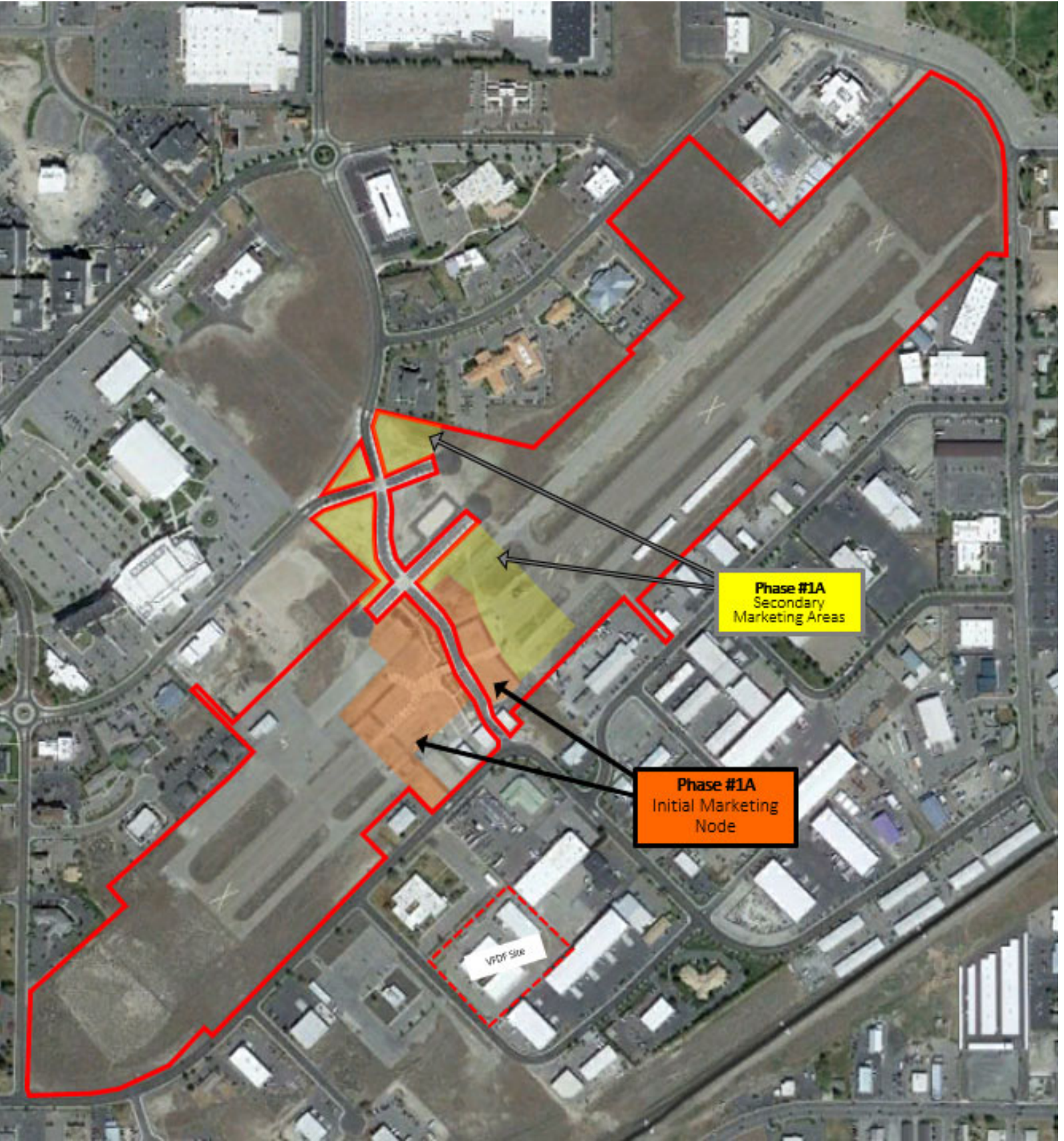
**Patience during the next two years coupled with selective decision making will yield positive results for decades.**

**Existing Contractual Obligation**  
**Support Previously Expressed**  
 ® **Revenue Generation Potential**



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## KENNEWICK HISTORIC WATERFRONT DISTRICT (Clover Island & Columbia Drive)

- Clover Island 16 Acres; Columbia Drive 15.26 acres
- Zoning:/Utilities Clover Island CM (Commercial Marina); Columbia Drive UMU (Urban

**STRENGTHS**

- Unique waterfront property with tourism opportunities - lighthouse, gateway, marine, public plazas, shoreline trails, public art amenities & food truck cluster with commercial & recreational opportunities
- Located within “Opportunity Zone” per 2017 Tax Cuts & Jobs Act .....

**CHALLENGES**

- ✱ Balancing focus on both Kennewick waterfront and Vista Field redevelopment priority projects
- Surrounded by blighted neighborhoods consisting of residential, low-income, commercial-general and light industrial business-use properties
- Inconsistent design development standards within the area

**SUGGESTED WORK & PROPERTY MANAGEMENT PLAN****CLOVER ISLAND**

- ☐ **Shoreline Restoration design assistance & construction matching funds (USACE 1135 Program) - \$500,000 ®**
- ☐ **Clover Island East Stage (Design & Construction) - \$500,000 ®**
- **Hold Clover Island properties until USACE shoreline restoration project completion**

**COLUMBIA DRIVE**

- ☐ **Wayfinding signage, Food Truck Plaza & Building Patio enhancements, Demonstration Vineyard and Town Architect - \$450,000**
- **Market Columbia Gardens, Willows & Cable Greens parcels to the private sector development (sale or lease) ®**

*Existing Contractual Obligation*  
*Support Previously Expressed*  
 ® ***Revenue Generation Potential***

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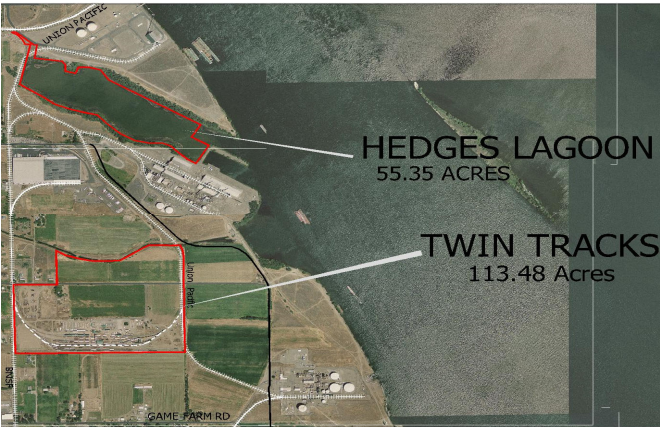
VISTA FIELD — VFDF



OAK STREET



FINLEY  
(Twin Tracks & Hedges Lagoon)



PLYMOUTH ISLAND



SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ VFDF buildings A & B exterior and site improvements - \$500,000 ®
- Market available VFDF and Oak Street building space and Market vacant Oak Street parcels not identified for retention in Comprehensive Scheme ®
- Hold Hedges lagoon & Plymouth island s stewards of this land in recognition of the Port’s MOU with the CTUIR

Existing Contractual Obligation  
Support Previously Expressed  
® Revenue Generation Potential

DISTRICT-WIDE  
WORK PLAN PROJECTS

SUGGESTED WORK PLAN

- ☐ Remain focused on the day-to-day efforts to operate a successful Port District
- ☐ Complete projects authorized in 2021-2022 Budget
- ☐ Pursue grant funding as appropriate ®
- ☐ Support City of Richland and Kennewick Center Parkway roadway extension efforts from Gage Boulevard to Tapteal Drive (2020 Interlocal Agreement committing \$400,000)
- ☐ Support City of Richland effort to via Interlocal Agreement - [\\$300,000](#)
- ☐ Port asset replacement program (building upkeep & annual maintenance) - \$500,000 ®
- ☐ Opportunity fund for yet to be identified small projects (either Port or outside agency) - \$125,000 ® [dependent upon project(s) selected]
- ☐ Miscellaneous capital - \$100,000
- ☐ Support Artwork Installation - \$100,000
- ☐ Pursue water rights transfer from City of West Richland to Benton County (Fairgrounds) and Port properties (Vista Field)
- ☐ Due to favorable terms given to the City of West Richland in the Tri-City Raceway land sale, involvement in West Richland will be limited to observations and non-financial support when consistent with Port’s sprawl avoidance philosophy
- ☐ Continue strengthening governmental relationships with CTUIR
- ☐ Continue strengthening governmental relationships with jurisdictional partners: City of Kennewick, City of Richland, City of West Richland, City of Benton City and Benton County

Existing Contractual Obligation

	<u>Existing Contractual Obligation</u> <u>Support Previously Expressed</u> ® <b>Revenue Generation Potential</b>
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