



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 28, 2023 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 Skip Novakovich called the Regular Commission Meeting to order at 2:04 p.m. via GoToMeeting Teleconference.

## ANNOUNCEMENTS AND ROLL CALL

The following were present:

**Board Members:** Skip Novakovich, President (via telephone)  
Kenneth Hohenberg, 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)  
Larry Peterson, Director of Planning (via telephone)  
Amber Hanchette, Director of Real Estate (via telephone)  
Nick Kooiker, Chief Finance Officer (via telephone)  
Michael Boehnke, Director of Operations  
Lisa Schumacher, Special Project Coordinator  
Bridgette Scott, Executive Assistant (via telephone)  
Carolyn Lake, Port Counsel (via telephone)

## PLEDGE OF ALLEGIANCE

Mr. Arntzen led the Pledge of Allegiance.

## PUBLIC COMMENT

No comments were made.

## CONSENT AGENDA

- A. *Approval of Direct Deposit and E-Payments Dated February 15, 2023***  
Direct Deposit and E-Payments totaling \$79,419.23
- B. *Approval of Warrant Register Dated February 28, 2023***  
Expense Fund Voucher Number 104584 through 104610 for a grand total of \$76,320.22
- C. *Approval of Regular Commission Meeting Minutes February 14, 2023***
- D. *Approval to Auction Clover Island Marina-Abandoned Derelict Vessel; Resolution 2023-03***

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

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 28, 2023 MINUTES

---

## PRESENTATION

### A. *Clover Island Yacht Club*

Mr. Arntzen introduced Kennewick Fire Chief, Chad Michael.

Chief Michael gave a brief overview of the December 2, 2022 Clover Island Yacht Club fire. Chief Michael stated the early detection, close resources, and a rapid response helped extinguish the fire. Chief Michael recommended the following: Port and Yacht Club purchase a float pump as an alternative water supply, prepare a de-ice plan for the docks, create an emergency detachment and messaging plan, and work with Port staff on training.

Commission and staff discussion ensued regarding the presentation and training.

Mr. Arntzen will work with Mr. Boehnke and Ms. Hanchette on the purchase of a float pump and work with Chief Michael on staff training.

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### A. *Marketing Materials*

Ms. Bader Inglima gave a brief overview of the 2023-2024 Work Plan summary, which is available on the Port website, it is a tool to help the community understand the Port's priority projects and what we are doing in partnership throughout the district. Additionally, Port staff has been doing a great deal of marketing, advertising, and outreach on behalf of Vista Field, which includes print materials, digital ads, in-person tours, television spots, presentations to targeted groups, direct mailings, signage, website development, social media, and creation of a Developers Booklet.

Ms. Hanchette reported the Port is working in partnership with TRIDEC, who will be attending the International Council of Shopping Centers in Las Vegas in May and will be promoting Vista Field. Additionally, Ms. Hanchette is reaching out to local home builders for opportunities for residential living at Vista Field.

### B. *Operation and Real Estate Updates*

Ms. Hanchette outlined the recent division of the Real Estate and Operations Department. Ms. Hanchette now oversees the Real Estate Department, while Mr. Boehnke manages the Operations Department.

Mr. Boehnke believes the transition of Operations to a stand-alone department is still very collaborative and thanked Ms. Hanchette and Mr. Arntzen for their assistance with the transition and thanked staff for the additional support.

### C. *Community Christmas Tree*

Mr. Boehnke provided a brief summary of the lighting process and removal for the Community Christmas Tree in The Willows.

# PORT OF KENNEWICK

## REGULAR COMMISSION MEETING

FEBRUARY 28, 2023 MINUTES

---

### ***D. Miscellaneous Briefings***

Ms. Bader Inglima reported on the following items:

- Richland Center Parkway Extension: construction started last fall but it has been hampered by procurement lead times. Once construction restarts, it is anticipated the project will be completed within 2-3 months;
- Bateman Island Causeway Breaching: The Department of Fish and Wildlife has been working with the US Army Corps of Engineers (USACE) to undertake an 1135 project at Bateman Island for some time. The agencies are currently gathering public comments on the preferred alternative, which is to breach the causeway onto Bateman Island to improve water quality for salmon. The City of Richland recommends that the project include the construction of a bridge to mitigate this loss of public recreation.
- Duffy's Pond/USACE pump station: the USACE is upgrading the pumps to ensure continued functionality and prevent flooding. In addition, they will replace the fencing around the pump station. The Port has asked the USACE to consider the noise and visual aesthetics of the fencing;
- Duffy's Pond/USACE: The Port and City of Kennewick have a meeting on March 16, 2023 with the USACE. Mr. Arntzen and Marie Mosley will meet with District Commander LTC KingSlack about Duffy's Pond improvements, including potential for in water improvements, such as removing the cattails and decayed plant matter, algae mitigation, and the need to increase the holding capacity of that pond;
- Clover Island 1135 Shoreline Restoration & Recreation Project: staff is working to plan an event on May 12, to celebrate completion of our Clover Island Shoreline Restoration and Recreation project. That project involved the Port, USACE, Confederated Tribes of the Umatilla Indian Reservation, Benton County, City of Kennewick, and State Recreation Office.

### ***E. Commissioner Meetings (formal and informal meetings with groups or individuals)***

Commissioners reported on their respective committee meetings.

### ***F. Non-Scheduled Items***

Ms. Bader Inglima worked with the City of Kennewick regarding their grant applications for funding requests through Senator Murray's office. The Port provided letters of support for the continuation of a non-motorized pathway from Center Parkway to Kellogg Street and assisting in the widening and reconstruction of Columbia Center Boulevard between Deschutes Avenue and Quinault Avenue.

Mr. Arntzen gave a brief action report related to COVID per Resolution 2020-06 and 2022-38. Mr. Arntzen stated a Port employee tested positive COVID and necessary precautions and steps were taken in conformance with Port procedures.

Mr. Arntzen is currently working on a hybrid work plan and will present it in April for Commission review.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 28, 2023 MINUTES

Mr. Arntzen is working with the ownership group of the Clover Island Inn on the stage project and reported the group informally requested a lease extension. Mr. Arntzen asked the ownership group to provide an email or letter regarding the lease extension.

Commissioner Hohenberg received a reminder to disclose any conflicts of interest and inquired if this needs to be addressed now or at another meeting.

Ms. Scott stated Commissioner Hohenberg can send her an email outlining the committees that he is on and stating he has no conflicts of interest.

Commissioner Moak stated he does not have any conflicts of interest.

Commissioner Novakovich offered his congratulations to Josh Lozano, former aide to Dan Newhouse, on the arrival of their baby boy.

## PUBLIC COMMENTS

No comments were made.

## COMMISSION COMMENTS

No comments were made.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:15 p.m.

### APPROVED:

### PORT of KENNEWICK BOARD of COMMISSIONERS

DocuSigned by:

*Skip Novakovich*

0E53A30E1C8E442...

*Skip Novakovich, President*

DocuSigned by:

*Kenneth Hohenberg*

89F77EAC8921416...

*Kenneth Hohenberg, Vice President*

DocuSigned by:

**Thomas Moak**

A35176A2D2CD413...

*Thomas Moak, Secretary*

**PORT OF KENNEWICK**

**Resolution No. 2023-03**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PORT OF KENNEWICK AUTHORIZING THE SALE OF VESSEL  
BY PUBLIC AUCTION TO RECOVER AMOUNTS OWED**

**WHEREAS**, the Port of Kennewick, Washington (“Port”) has determined that the following vessel has been abandoned at the Port’s marina and is accruing moorage and other charges owed to the Port:

1965 FARLN identified as: (UNNAMED)  
HIN # WNZ14150A565  
Washington Reg # WNZ14150A565 (“Vessel”).

**WHEREAS**, Port Staff has been in contact with the last presumed owners (“Owners”) who have confirmed to the Port in writing that the Vessel is abandoned.

**WHEREAS**, RCW 53.08.320 provides that if a vessel moored or stored at a moorage facility is abandoned, the Port may, by resolution of its legislative authority, authorize the public sale of the vessel by authorized personnel to the highest and best bidder for cash as prescribed by law.

**WHEREAS**, Port Staff seeks Commission approval to authorize the sale of the Vessel as provided by state law to recoup amounts owed.

**NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:**

1. Sale Authorized. The Port of Kennewick Commission authorizes the sale of the Vessel as provided by state law to recoup amounts owed to the Port, at a date and time determined by Port Staff.
2. Notice of Sale Required. Before the Vessel is sold, the last known Vessel Owners shall be given at least twenty days' notice of the sale by registered mail, which notice shall contain the time and place of the sale, a reasonable description of the Vessel to be sold, and the amount of port charges owed. The same notice of sale also shall be published at least once, more than ten but not more than twenty days before the sale, in a newspaper of general circulation in Benton County.
3. Notice of Possible Litigation. The Port’s notice shall also advise that before the Vessel is sold, any person seeking to redeem an impounded vessel under this section may commence a lawsuit in Benton County Superior Court to contest the validity of the impoundment or the amount of the port charges owing. Such lawsuit must be commenced within ten days of the date the registered mail was sent, or the right to a hearing shall be deemed waived and the Owners shall be liable for any port charges owed to the Port. In the event of litigation, the prevailing party shall be entitled to recover their reasonable attorneys' fees and costs.

4. Method to Avoid Sale. At any time prior to the sale, the Owner(s) may regain possession of the Vessel by paying all Port charges and expenses related to the Vessel, and by making immediate arrangements to remove the Vessel from Port property.
  
5. Sale Terms. The Vessel shall be sold without warranty or representation as to its condition or seaworthiness. The Vessel shall be sold to the highest and best bidder for cash, cashier's check, or money order, payable at the time of sale. The Port may bid all or part of its port charges at the sale and may become a purchaser at the sale.
  
6. Sale Proceeds. The proceeds of the Vessel's sale shall first be applied to the payment of Port charges. Any excess funds from the sale shall revert to the State of Washington derelict vessel removal account ("Account") established in RCW 79.100.100. If the sale is for a sum less than the applicable port charges, the Port as moorage facility operator is entitled to assert a claim for a deficiency to the Account.
  
7. Vessel Title If No Sale. If no one purchases the Vessel at the sale, or the Vessel is not removed from the Port premises or other arrangements are not made within ten days of sale, title to the Vessel will revert to the Port, as provided by law.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 28<sup>th</sup> day of February 2023.

By: DocuSigned by:  
*Skip Novakovich*  
0E53A30E1C8E442...  
**SKIP NOVAKOVICH**  
*President*

By: DocuSigned by:  
*Kenneth Hohenberg*  
89F77EAC8921416...  
**KENNETH HOHENBERG**  
*Vice President*

By: DocuSigned by:  
**Thomas Moak**  
A35176A2D2CD413...  
**THOMAS MOAK**  
*Secretary*