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AGENDA

***Port of Kennewick
Regular Commission Business Meeting
Port of Kennewick Commission Chambers and via GoToMeeting
350 Clover Island Drive, Suite 200, Kennewick Washington***

September 10, 2024
2:00 p.m.

- I. CALL TO ORDER**
- II. ANNOUNCEMENTS AND ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- V. CONSENT AGENDA**
 - A. Approval of Direct Deposit and ePayments September 3, 2024
 - B. Approval of Warrant Register Dated September 10, 2024
 - C. Approval of Regular Commission Meeting Minutes August 27, 2024
- VI. PRESENTATION**
 - A. Supreme Court Opinions Update (CAROLYN)
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Kennewick Waterfront
 - 1. Kittson Easement (TIM)
 - B. 2025-26 Budget and Work Plan Memo (NICK)
 - C. CEO Report (if needed) (TIM)
 - D. Commission Meetings (formal and informal meetings with groups or individuals)
 - E. Non-Scheduled Items
(LISA/BRIDGETTE/TANA/NICK/LARRY/AMBER/MICHAEL/CAROLYN/TIM/KEN/TOM/SKIP)
- VIII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IX. ADJOURNMENT**

***PLEASE MUTE YOUR MICROPHONE UNLESS YOU ARE SPEAKING
AND SILENCE ALL NOISE MAKING DEVICES***



PORT OF KENNEWICK REGULAR COMMISSION MEETING

DRAFT

AUGUST 27, 2024 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 2:00 p.m.

ANNOUNCEMENTS AND ROLL CALL

The following were present:

Board Members: Skip Novakovich, President
Kenneth Hohenberg, Vice President
Thomas Moak, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Tana Bader Inglima, Deputy Chief Executive (via telephone)
Nick Kooiker, CFO/ Deputy Chief Executive (via telephone)
Michael Boehnke, Director of Operations (via telephone)
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator
David Phongsas, Marketing/Capital Projects Coordinator (via telephone)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Commissioner Hohenberg led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated August 19, 2024**
Direct Deposit and E-Payments totaling \$88,878.72
- B. Approval of Warrant Register Dated August 27, 2024**
Expense Fund Voucher Number 106170 through 106213 for a grand total of \$330,298.29
- C. Approval of Regular Commission Meeting Minutes August 13, 2024**

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

AUGUST 27, 2024 MINUTES

DRAFT

ACTION ITEMS

A. *Blue Chart 60-Day Extension*

Mr. Arntzen stated the Commission approved a 90-day right to negotiate with BlueChart Homes LLC on June 24, 2024 to construct 300 single family residential homes at Vista Field. This is a large project with multiple phases that need to be addressed in the Purchase and Sale Agreement (PSA). Due to the complexity, it has taken some time to iron out the details between the Port and BlueChart Homes. Mr. Arntzen is requesting a 60-day extension for the right to negotiate. Mr. Arntzen indicated that staff would like the opportunity to workshop the details of the Draft PSA at a later date for the Commission.

Commission and staff discussed the 60-day extension to the right to negotiate with BlueChart Homes LLC.

MOTION: *Commissioner Moak moved to approve Resolution 2024-16 approving a 60-day extension to the Right to Negotiate period with BlueChart Homes LLC for the development of single-family homes in the Port's Vista Field redevelopment project; and that all action by port officers and employees in furtherance hereof is ratified and approved; Commissioner Hohenberg seconded.*

PUBLIC COMMENTS

No comments were made.

Discussion:

Commissioner Novakovich appreciates the opportunity to do things correctly and likes the idea of a Commission Workshop to discuss the PSA since it is a large project.

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

B. *Cedars Dock Update*

Mr. Arntzen stated the staff and Commission previously discussed the damage to the Cedars boat dock and the need for removal and replacement. It was determined that the dock should be removed at the end of this boating season and the cost to replace the dock and be ADA compliant could cost upwards of \$750,000.

Mr. Arntzen met with Doug Lundgren, owner of Cedars, to discuss removal of the dock at the end of this boating season; and the RCO Boating Facilities grant criteria and application process. Mr. Arntzen presented Resolution 2024-17, which reduces Cedars monthly lease rate, due to the loss in asset value. Mr. Arntzen believes the benefits of the lease amendment versus the financial impact of constructing a new dock are economically favorable to the Port and its constituents. Mr. Arntzen indicated that Mr. Lundgren agrees with the terms outlined in the lease amendment.

Commissioner Moak inquired if an engineer reviewed the dock to determine the condition.

Mr. Arntzen stated if the Commission approves Resolution 2024-17, that alleviates the need for an engineer to inspect the dock. Mr. Arntzen stated staff will remove another section of the dock

PORT OF KENNEWICK REGULAR COMMISSION MEETING

AUGUST 27, 2024 MINUTES

DRAFT

and pilings, which will leave 80 feet of dock remaining until the end of boating season. Signs will be posted informing boaters of available parking at the Clover Island Marina. Staff will then remove the remaining dock and pilings at the end of the season.

Additional discussion commenced between the Commission and staff related to the Cedar's dock.

MOTION: *Commissioner Hohenberg moved to approve Resolution 2024-17 which approves the second Lease Amendment to Port - Boulder Heights LLC Ground Lease; Commissioner Moak seconded.*

PUBLIC COMMENTS

No comments were made.

Discussion:

Commissioner Moak stated there is a typo in the discussion portion of the Agenda Report, it states there is a refund is \$12,000, and it should be \$18,000 based on \$1,500 per month. One of the things that concerns Commissioner Moak is the amount of public money the Port is giving away to a private company, in the amount of over \$400,000 over the course of 25 years. Commissioner Moak stated the lease references the dock and there is some expectation that there is a dock; however, initially, there would be some loss to the business, and he thinks it is fair of the Port to cover. Commissioner Moak stated the loss of the dock would be reduced over the years and believes the business would find a way to deal with the lack of a dock. And over the course of 25 years, people won't remember there was a dock at that location. Commissioner Moak thinks the Port is being too generous and that we tend to be too generous to tenants or others with public money. Nonetheless, Commissioner Moak stated it is an agreed upon deal and he did not want to construct a new dock or apply for a grant and will vote yes to move us forward.

Commissioner Novakovich stated regarding the typo, the \$12,000 is for eight months (January – August 2024) not for the full year.

Commissioner Moak thanked Commissioner Novakovich for clarifying.

Commissioner Novakovich believes this is the most economically viable thing to do for our taxpayers. The Port is saving a considerable amount of money by not constructing a new dock and we are unaware of what the life span of a new dock would be, based on the water conditions. Commissioner Novakovich believes the lease amendment was negotiated very well, and it benefits the taxpaying public and is a judicious use of the funds and how we manage those funds.

Commissioner Hohenberg appreciates his fellow Commissioner's comments and what resonates the most is when Mr. Arntzen said it is a fair deal and at the end of the day, when looking at the options, there is an alternative across the street. Commissioner Hohenberg thinks it is a fair deal and will vote yes.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

AUGUST 27, 2024 MINUTES

DRAFT

Commissioner Novakovich inquired if the Port can partner with Cedars to notify patrons that there is another dock to use.

Mr. Arntzen will work with Ms. Bader Inglima and the Lundgrens on notifying the public and offering alternative parking.

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

Mr. Arntzen stated the Lundgrens have been very cordial and understanding of this issue.

Commissioner Novakovich thanked port staff and Ms. Lake for all the work on this and how quickly it was resolved.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field Update

1. Southern Gateway Project Update

Mr. Phongsa reported on the Southern Gateway project and stated the project is currently on schedule and under budget (*Exhibit A*).

B. Kennewick Waterfront

1. Speed Bumps

Mr. Boehnke reported the Port recently installed and striped four speed bumps on Clover Island Drive (*Exhibit B*) in accordance with the City of Kennewick specifications. The Port utilized the City's template and posted signage along Clover Island Drive.

Commissioner Hohenberg stated this is a great project for traffic calming.

2. Metz Family Plaza

Mr. Arntzen stated the Port removed the Metz family pergola and climbing vines in December of 2023. Staff have been discussing what could be installed with a lean budget using Port labor.

Mr. Boehnke stated the wells that held the beams remain (*Exhibit C*) and have irrigation ties and electrical. Mr. Boehnke will be working with Arthur Jobs of Jobs Nursey to add shade trees which would be easy to maintain. Lighting would be used to spotlight the area and Christmas lights would be added in the winter.

Mr. Arntzen stated there are two masts remaining and if the Commission agreed with adding trees, he would like to come back with ideas for the masts.

Commissioner Moak stated trees would be nice, although he does not see the need to rush this project.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

AUGUST 27, 2024 MINUTES

DRAFT

Commissioner Hohenberg believes trees would be a nice addition and as far as the masts go, maybe tie into the Coast Guard Station next door.

Commissioner Novakovich agrees and believes it should be long lasting, minimal, and first class.

C. CEO Report

Mr. Arntzen gave a brief CEO report:

- Vista Field Lot 15: Mr. Arntzen signed the closing documents for the Japanese restaurant and Kuki, LLC.
- Joint Meeting: Mr. Arntzen spoke with Randy Hayden, Executive Director of the Port of Pasco regarding a joint meeting on October 9, 2024. Mr. Arntzen and Mr. Hayden will create a draft Agenda for Commission review and approval.
 - The Commission Consensus asked staff to set up a joint meeting with the Port of Pasco.

Commissioner Novakovich stated Mr. Peterson and Ms. Hanchette joined the Commission Meeting and asked for a report on their meeting with the City of Kennewick.

Mr. Peterson and Ms. Hanchette met with the Deputy City Manager Carey Roe, public works director, planning director, public works plan reviewer, the traffic engineer, fire chief, deputy fire chief, and the community development director to discuss questions related to the next phases of Vista Field infrastructure improvements related to the BlueChart Homes proposal. The Port and City signed a Development Agreement in 2017, and this meeting was scheduled to answer questions up front and discuss what the Port and City learned in Phase 1. Mr. Peterson stated the discussion was complimentary and the Port has a path forward to draw the next phase of Vista Field that meets the design intention and design direction that city supports. Mr. Peterson stated it was a very successful meeting.

Ms. Hanchette echoed Mr. Peterson comments and stated it was very beneficial to have the department leaders and plan reviewers in one room to ask and answer questions.

Mr. Peterson stated the concepts, transportation system, road work, network, and buildings are still being supported by the City.

C. CEO Report continued

- Benton County Rural Capital Couty Funds (RCCF): Mr. Arntzen met with Adam Fyall to discuss an RCCF application regarding Vista Field infrastructure to support BlueChart Homes.
- *Tri-Cities Area Journal of Business*: Mr. Arntzen met with reporter to discuss Vista Field and Clover Island.
- Washington Public Ports Association (WPPA): Commissioner Novakovich was featured in the *WPPA Manifest* August edition and presented on Commission Meetings: best practices at the July Commission Seminar in Richland with Frank Chmelik.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

AUGUST 27, 2024 MINUTES

DRAFT

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

Commissioners reported on their respective committee meetings.

D. Non-Scheduled Items

Mr. Kooiker stated the first Budget workshop and work plan is scheduled for September 24, 2024 and the final budget and work plan is scheduled for approval on November 12, 2024.

Mr. Kooiker stated the CEO evaluation committee meeting is scheduled for August 29, 2024, and the final evaluation is due December 15, 2024.

Commissioner Hohenberg visited Vista Field recently and complimented Mr. Boehnke and the maintenance staff on how nice the water features look, and the cleanliness of that area is gorgeous. As we get through the BlueChart proposal, Vista Field will be a wonderful gathering place for the community, as well as a great tax base, generating revenue for the City.

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 3:09 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

PORT OF KENNEWICK

RESOLUTION No. 2024-16

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING A 60 DAY EXTENSION TO THE RIGHT TO NEGOTIATE PERIOD WITH BLUECHART LLC

WHEREAS, the Port of Kennewick ("Port) Commission has authorized port staff to market parcels for sale within the Vista Field redevelopment project; and

WHEREAS, port staff received a proposal from Levi Holmes and Ben Paulus of BlueChart LLC for construction of approximately 300 single family residential units throughout multiple phases of the port's Vista Field redevelopment project; and

WHEREAS, on June 11, 2024, Commissioners approved a '90 Day Right to Negotiate' time-period with BlueChart LLC for construction of 300 single family residential homes within Vista Field; and

WHEREAS, an additional 60 days is needed to continue negotiations with BlueChart LLC for construction of 300 single family residential homes within Vista Field.

NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby approves a '60 Day Extension (November 10, 2024) to the Right to Negotiate' time-period with BlueChart LLC for construction of 300 single family residential homes within Vista Field.

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 27th day of August, 2024.

PORT of KENNEWICK BOARD of COMMISSIONERS

By:

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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

PORT OF KENNEWICK

RESOLUTION No. 2024-17

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK TO APPROVE A SECOND AMENDMENT TO LEASE WITH BOULDER HEIGHTS LLC

WHEREAS, the Port of Kennewick, ("Port") and Boulder Heights, LLC, a Washington limited liability company, (herein the "Tenant") are parties to that certain Lease dated December 1, 2019, and amended by First Amendment dated December 18, 2020 hereinafter collectively referred to as the "Lease".

WHEREAS, the Premises which are the subject of the Lease includes the Port owned land ("Land") and Tenant-owned building ("Building") located at and commonly known as: 355 Clover Island Drive, in the City of Kennewick, Benton County, Washington (herein the "Premises").

WHEREAS, the Lease's Article 2 reference to the Premises includes statements that "The Landlord and Tenant may jointly use the dock immediately adjacent to the Premises", and that "The Landlord will maintain the dock structure; the Tenant will maintain the dock's cleanliness."

WHEREAS, the dock referenced in the Lease has suffered damage and is no longer available for the shared use described in the Lease.

WHEREAS, the Port Staff and Tenant have discussed and now request Commission approval of a solution whereby, in lieu of repair or replacement of the dock, an adjustment to the Tenant's Base Rent is appropriate, along with Tenant's acknowledgement and release of any Landlord obligation to provide Tenant and its agents, guests, and customers access to or use of the dock.

WHEREAS, its proposed that Tenant be provided with a refund in the amount of twelve thousand dollars (\$12,000.00), which amount equals a deduction of fifteen hundred dollars (\$1,500.00) a month in the Base Rent owed under the Lease for the months of January 2024 through August 2024, and commencing September 1 2024, the Base Rent otherwise due be reduced by fifteen hundred dollars (\$1,500.00) per month through the remainder of the Initial Lease Term as defined in the Lease at Section 1.4 (to December 31, 2049).

WHEREAS, the Commission has reviewed in general the projected costs of the dock repair, and the associated requirements for upgrading the dock as part of that repair, and even if the costs are supplemented with grant funds, if awarded, find that on balance that the prudent stewardship of the public's funds support the proposed amendment to the existing Lease as opposed to incurring the costs of the dock repair.

RESOLUTION No. 2024-17
Page 2

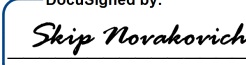
WHEREAS, the Port Commission having considered the terms of the proposed Lease amendment and weighed that action against the projected cost of the dock repairs and associated upgrades.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Commissioners of the Port of Kennewick hereby authorize the Port's Chief Executive Officer to enter into the Second Amendment to the Port's Lease with Boulder Heights LLC.


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 27th day of August, 2024.

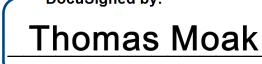
PORT of KENNEWICK
BOARD of COMMISSIONERS

By: 
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SKIP NOVAKOVICH, President

By: 
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KENNETH HOHENBERG, Vice President

By: 
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THOMAS MOAK, Secretary

SECOND AMENDMENT TO
GROUND LEASE

This Second Amendment to Lease ("Amendment") is made and entered into this day by and between the PORT OF KENNEWICK, a Washington public port district organized and existing under the laws of the State of Washington, hereinafter called "Landlord", and Boulder Heights, LLC, a Washington limited liability company, (herein the "Tenant") authorized to engage in business and engaging in business in the State of Washington,) collectively referred to as the "Parties").

WITNESSETH

WHEREAS, Landlord and Tenant are parties to that certain Lease dated December 1, 2019, and amended by First Amendment dated December 18, 2020 hereinafter collectively referred to as the "Lease"; whereby the Premises which are the subject of the Lease includes the Port- owned land ("Land") and Tenant-owned building ("Building") located at and commonly known as: 355 Clover Island Drive, in the City of Kennewick, Benton County, Washington (herein the "Premises"). The Premises are legally described in Exhibit A, attached to the Lease.

WHEREAS, the Lease's Article 2 reference to the Premises includes statements that "The Landlord and Tenant may jointly use the dock immediately adjacent to the Premises", and that "The Landlord will maintain the dock structure; the Tenant will maintain the dock's cleanliness."

WHEREAS, the dock referenced in the Lease has suffered damage and is no longer available for the shared use described in the Lease.

WHEREAS, the Parties agree that in lieu of repair or replacement of the dock, an adjustment to the Tenant's Base Rent is appropriate, along with Tenant's acknowledgement and release of any Landlord obligation to provide Tenant and its agents, guests, and customers access to or use of the dock.

WHEREAS, the Lease at Section 1.7, Article 3, and the Lease First Amendment address the Base Rent to be paid by Tenant to Landlord, and Landlord and Tenant desire to further adjust the Monthly Base Rent in accordance with the recitals stated herein.

NOW THEREFORE PARTIES HEREBY AGREED as follows

1. Refund to Tenant. The Port shall refund to Tenant the amount of twelve thousand dollars (\$12,000.00), which amount equals a deduction of fifteen hundred dollars (\$1500) a month in the Base Rent owed under the Lease for the months of January 2024 through August 2024.

2. Base Rent Amendment. The Lease at Section 1.7 is amended to provide that the Base Rent amount is as provided in the attached Schedule 1, commencing September 1, 2024. The amounts in Schedule 1 reflect a rent credit amount equal to a Fifteen Hundred Dollars (\$1500) per month rent reduction commencing September 1, 2024, from the monthly rental amounts otherwise due through the remainder of the Initial Lease Term as defined in the Lease at Section 1.4 (to December 31, 2049). For clarity, all provisions of Lease at Section 1.7 Base Rent, Leasehold Tax; Section 1.8 Security, Section 1.9 Other Charges and Article 3 Base Rent and Operating Costs shall continue to apply.
3. Premises Amendment. The Lease at Article 2 is amended as follows:

ARTICLE 2. Premises.

Premises and Demise. The Premises is described in Section 1.3 hereof and is depicted in the site plan of the Premises attached hereto as Exhibit A. The Premises includes the right to use and occupy the existing building on the Premises (herein the "Building"), and all other improvements, including the lighting for the Premises, all water, sewer and communications facilities, connections, piping and furnishings. ~~Additionally, the Landlord and Tenant may jointly use the dock immediately adjacent to the Premises. The Landlord will maintain the dock structure; the Tenant will maintain the dock's cleanliness.~~

4. Release by Tenant. Consistent with the amendment to Lease at Article 2 herein above, and for the consideration contained herein, Tenant hereby acknowledges and unconditionally releases Landlord from any obligation to provide Tenant and its agents, guests, and customers access to or use of the dock as referenced in the Lease.
5. Savings. Except as expressly modified by the terms of this 2nd Amendment, all other terms, conditions, and obligations of the Lease as previously amended shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have set their hands the day and year first above written.

[Signatures Appear on Next Page]

By Authority of the Port Board of Commissioners.

PORT OF KENNEWICK

By: Tim Arntzen
Title: Its Chief Executive Officer
Date: _____

Reviewed:

By: Nick Kooiker
Title: Its CFO & Deputy Chief Executive Officer
Date: _____

Approved as to form:

By: Carolyn A. Lake
Title: Its Port General Legal Counsel
Date: _____

BOULDER HEIGHTS, LLC

By: Doug Lundgren
Title: Managing Member
Date: _____

SCHEDULE 1- ADJUSTED MONTHLY RENTAL AMOUNT
Amended 2024 Rent Schedule

2024 Remaining Months	Unadjusted Base Rent	Less \$1500	Adjusted Base Rent & LET
September-December 2024	4016.34	2516.34	2548.65

Amended Rent Schedule- Commencing 2025

Year	Prior Year Unadjusted Base Rent	Plus Annual Adjustment 3.5%	New Year's Monthly Rent	Less \$1500/ Adjusted Base Rent	LET 12.84%	Adjusted Base Rent & LET
2025	4,016.34	140.57	4,156.91	2,656.91	341.15	2,998.06
2026	4,156.91	145.49	4,302.40	2,802.40	359.83	3,162.23
2027	4,302.40	150.58	4,452.99	2,952.99	379.16	3,332.15
2028	4,452.99	155.85	4,608.84	3,108.84	399.18	3,508.02
2029	4,608.84	161.31	4,770.15	3,270.15	419.89	3,690.04
2030	4,770.15	166.96	4,937.11	3,437.11	441.32	3,878.43
2031	4,937.11	172.80	5,109.91	3,609.91	463.51	4,073.42
2032	5,109.91	178.85	5,288.75	3,788.75	486.48	4,275.23
2033	5,288.75	185.11	5,473.86	3,973.86	510.24	4,484.10
2034	5,473.86	191.59	5,665.44	4,165.44	534.84	4,700.29
2035	5,665.44	198.29	5,863.73	4,363.73	560.30	4,924.04
2036	5,863.73	205.23	6,068.97	4,568.97	586.66	5,155.62
2037	6,068.97	212.41	6,281.38	4,781.38	613.93	5,395.31
2038	6,281.38	219.85	6,501.23	5,001.23	642.16	5,643.39
2039	6,501.23	227.54	6,728.77	5,228.77	671.37	5,900.14
2040	6,728.77	235.51	6,964.28	5,464.28	701.61	6,165.89
2041	6,964.28	243.75	7,208.03	5,708.03	732.91	6,440.94
2042	7,208.03	252.28	7,460.31	5,960.31	765.30	6,725.61
2043	7,460.31	261.11	7,721.42	6,221.42	798.83	7,020.25
2044	7,721.42	270.25	7,991.67	6,491.67	833.53	7,325.20
2045	7,991.67	279.71	8,271.36	6,771.38	869.45	7,640.83
2046	8,271.36	289.50	8560.86	7,060.86	906.61	7,967.47
2047	8,560.86	299.63	8860.49	7,360.49	945.87	8,305.58
2048	8,860.49	310.18	9170.67	7,670.67	984.91	8,655.58
2049	9,170.67	320.97	9491.64	7,991.64	1,026.13	9,017.77

VISTA FIELD SOUTHERN GATEWAY

Construction Update
August 27, 2024



VISTAFIELD











GAME Inc LinkedIn Profile Page



GAME Inc - General Contractor | Excavation | Underground

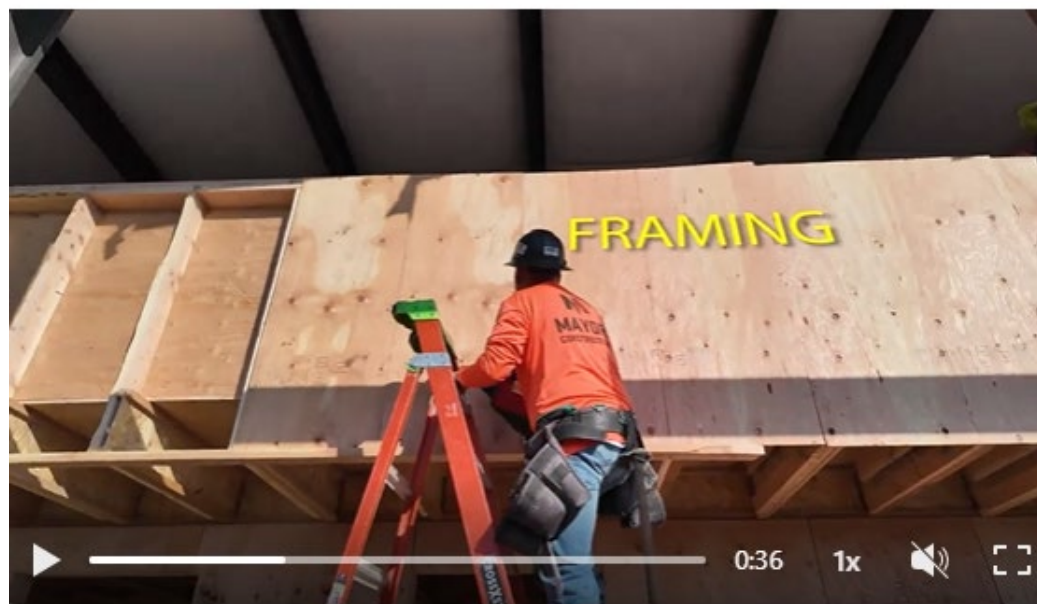
171 followers

4d • 🌐



Our Vista Field project for the [Port Of Kennewick](#) has gone vertical! We are putting the finishing touches on the bathroom framing for both buildings! Also well underway is the plumbing rough-in, structural steel framing, as well as pergola footings!

Follow along with [GAME Inc - General Contractor | Excavation | Underground](#) for more exciting updates!



You and 34 others

3 reposts

THANK YOU

David Phongsa

Marketing & Capital Projects Coordinator

Port of Kennewick

www.vistafield.com

August 2024 Clover Island Speed Bumps





Clover Island Metz Family Plaza







Memorandum

To: Commission
From: Tim Arntzen, POK CEO; Nick Kooiker, POK CFO
Date: September 10, 2024
Re : Budget Notes

Most of the information on the budget document is self-explanatory, or we have discussed it previously. However, a couple items may need further explanation.

1. **General:** About 95% of the proposed capital budget will be for Vista Field projects, based upon decisions that the Commission has made in the past (e.g. Blue Chart, Dulo Foster, Kuki LLC).
2. **Vista Field Infrastructure:** As mentioned above, the capital budget will include various line items for infrastructure and parking projects at Vista Field. The Port team has gone through an arduous process over the last several months preparing an infrastructure plan that is sequenced based upon the development proposals received and approved by the Port Commission. Land sales are projected as part of the budget. However, all of the projects are sequenced with appropriate “triggers” to protect the Port in the case that a transaction doesn’t come to fruition.
3. **2025/26 Mid-Biennial.** Due to so many forecasted variables, the Port Commission may need to maintain some level of flexibility during the 2025/26 budget cycle. Typically, we have performed a mid-biennial budget review. During the process, the Commission may be asked to “shuffle” funding based upon actual project status.

Thank you for this opportunity to comment.

BUDGET CALENDAR

September 24, 2024: Work Plan Workshop

October 8, 2024: Work Plan Approval

October 22, 2024: 2025/26 Preliminary Budget Workshop

November 12, 2024: Final Budget Approval