



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

**JUNE 25, 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 (via telephone)  
Kenneth Hohenberg, Vice President (via telephone)  
Thomas Moak, Secretary (via telephone)

**Staff Members:** Tana Bader Inglima, Deputy Chief Executive (via telephone)  
Larry Peterson, Director of Planning and Building (via telephone)  
Amber Hanchette, Director of Real Estate (via telephone)  
Michael Boehnke, Director of Operations (via telephone)  
Bridgette Scott, Executive Assistant (via telephone)  
Lisa Schumacher, Special Projects Coordinator  
Carolyn Lake, Port Counsel (via telephone)  
David Phongsa, Capital/Marketing Projects Coordinator (via telephone)

## **PLEDGE OF ALLEGIANCE**

Commissioner Novakovich led the Pledge of Allegiance.

## **PUBLIC COMMENT**

No comments were made.

## **CONSENT AGENDA**

- A. *Approval of Direct Deposit and E-Payments Dated June 14, 2024***  
Direct Deposit and E-Payments totaling \$90,960.88
- B. *Approval of Warrant Register Dated June 25, 2024***  
Expense Fund Voucher Number 105975 through 106007 for a grand total of \$157,045.36
- C. *Approval of Regular Commission Meeting Minutes June 11, 2024***

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

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 25, 2024 MINUTES

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## PRESENTATIONS

### **A. *Congress for New Urbanism (CNU) Conference***

Commissioner Moak recently attended the Congress for New Urbanism Conference in Cincinnati, Ohio and presented his take aways from the Conference (*Exhibit A*). Commissioner Moak emphasized place making at Columbia Gardens and Vista Field and the need to create vibrancy at the Port's developments.

### **B. *Cayuse Five Day of Remembrance in Oregon City Tribal Event***

Commissioner Novakovich reported on a memorial event in Oregon that he attended on behalf of the Port of Kennewick where a monument was established to honor The Cayuse Five. He reported on the historic significance of that memorial and the tragic story of those tribal members. Commissioner Novakovich felt it was both an honor to be asked to attend and that the invitation underscores the profound friendship we've established between the Port of Kennewick and the Confederated Tribes of the Umatilla Indian Reservation (*Exhibit B*).

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### **A. *Kennewick Waterfront***

#### **1. *Vibrancy Events and Marketing***

Ms. Bader Inglima updated the Commission on how the Port is promoting both Clover Island and Columbia Gardens to generate vibrancy and activity (*Exhibit C*). Ms. Bader Inglima presented some of the Port's new advertising promotions.

Mr. Phongsa stated due to the Blue Bridge construction traffic on Columbia Drive, the Port saw an opportunity to try out billboard advertising on Columbia Drive. Mr. Phongsa reported the Port will have a billboard advertising Columbia Gardens starting next month, until the end of the year. Mr. Phongsa outlined the event schedule at Columbia Gardens and stated due to the construction at Vista Field, there will not be any events held there this year. Mr. Phongsa updated the Commission on the Port's social media accounts and stated there has been a 786% increase in engagement on Clover Island and 74% increase on Columbia Gardens and reported that PS Media has created sponsored ads and pop ups for Port properties.

### **B. *Vista Field Southern Gateway Project Update***

Mr. Peterson updated the Commission on the Vista Field Southern Gateway project and stated the project is on time and on budget (*Exhibit D*).

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

Commissioners reported on their respective committee meetings.

### **D. *Non-Scheduled Items***

Ms. Hanchette reported that the Clover Island Inn has begun working on their property improvement plan, as part of the Hilton Spark franchise requirements. CI Hospitality started painting the exterior of the building white and hopes to be completed by boat race weekend. In addition to the exterior paint, they will be adding the Hilton Spark image and signage.

PORT OF KENNEWICK

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Mr. Boehnke reported that he has been working with a local metal worker to fix and reinstall the Eagle statues at the Clover Island Boat Launch. Mr. Boehnke anticipates the statues will be re-installed later this summer.

Commissioner Novakovich asked for thoughts and prayers for Ron Swanby, owner Swampy’s BBQ.

PUBLIC COMMENTS

Mike Luzzo, Kennewick. Mr. Luzzo offered comments on Commissioner Moak’s CNU presentation and stated that the Port should be cognizant of safety concerns for children in their planning for Vista Field.

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 3:28 p.m.

APPROVED:

PORT of KENNEWICK  
BOARD of COMMISSIONERS

DocuSigned by:  
*Skip Novakovich*  
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*Skip Novakovich, President*

DocuSigned by:  
*Kenneth Hohenberg*  
89F77EAC8921416...  
*Kenneth Hohenberg, Vice President*

DocuSigned by:  
**Thomas Moak**  
A35176A2D2CD413...  
*Thomas Moak, Secretary*





# Summit Park @ Blue Ash



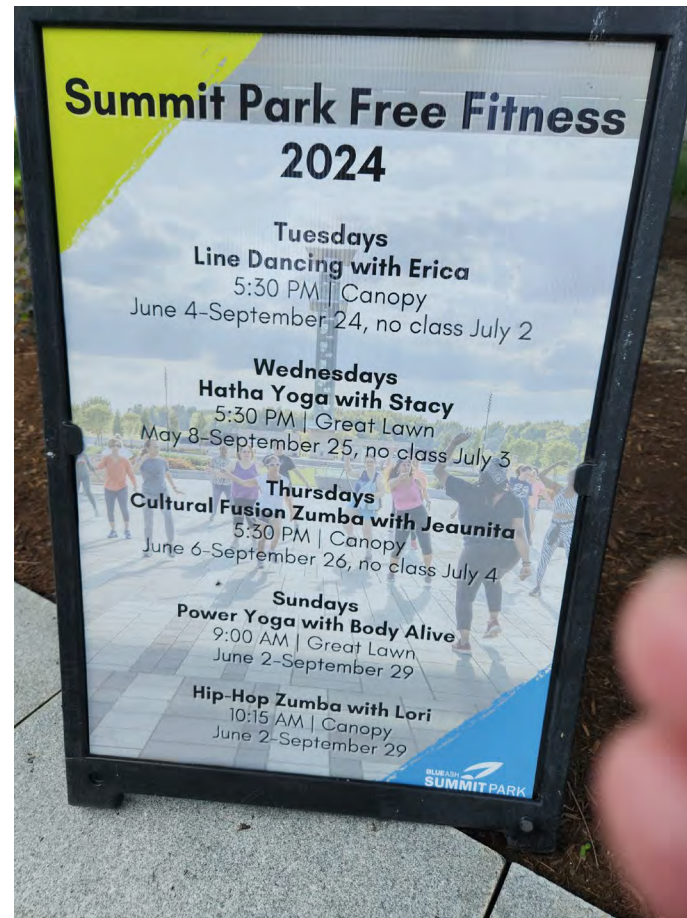












# Cincinnati Riverfront—the Banks





JOHN & PHYLLIS M.  
SMILE  
RIVERFRONT  
PARK

## FLYING PIG

- This is a challenging play feature
- Please closely supervise your children
- Pulling on the ropes attached to the wings and the body will activate the pig
- Use caution when climbing into or dismounting from the pig
- Smaller children will need assistance getting into and out of the pig
- Children should enter and exit the pig by climbing the net

CINCINNATI PARK BOARD

   #cincyparks





































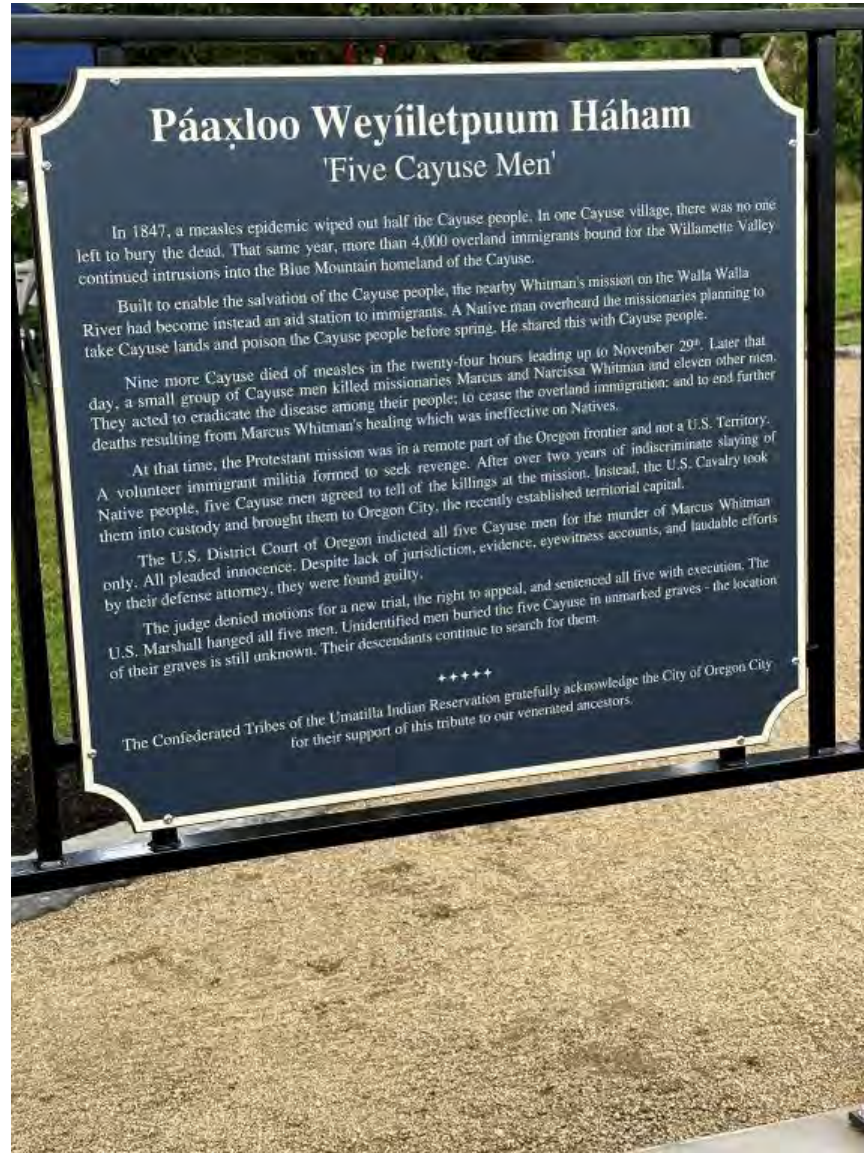


# DORA—Designation Outdoor Refreshment Area



# Five Cayuse Men Day of Remembrance June 3, 2024

Permanent Tribute  
Confederated Tribes of the Umatilla Indian Reservation  
and City of Oregon



## ***Land, Earth***

EXHIBIT B

This land hears our prayers.

This land bears witness to all that happens here.

The names of the five elders who died here are not forgotten.

Their names echo across the Earth as we speak them.

These ancestors are buried nearby, far from their homeland.

Our families long to bring them home.

Perhaps the land where they are buried will reveal itself.

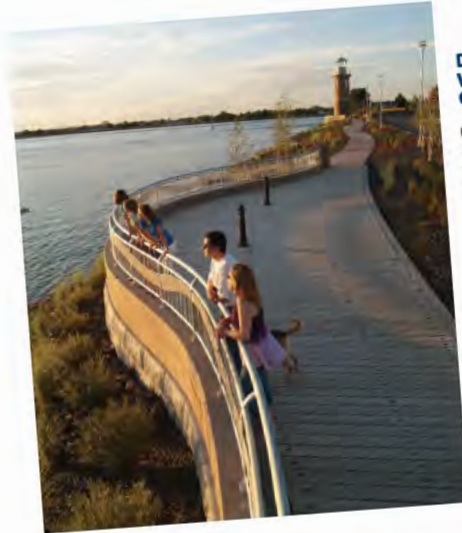
We continue to pray for these relations.

*by Phil Cash Cash*

# Historic Waterfront District Vibrancy Events & Marketing

Columbia Gardens & Clover Island





### DISCOVER KENNEWICK'S HISTORIC WATERFRONT DISTRICT: CLOVER ISLAND

Clover Island features a Lighthouse, nine public art installations, twelve scenic viewpoints, two waterfront restaurants, a brewpub and hotel lodging. The Riverwalk, and a free public boat launch offer options for sun-filled recreation.

101 Clover Island Drive | Kennewick, WA 99336



[CloverIsland.org](http://CloverIsland.org)



### DISCOVER KENNEWICK'S HISTORIC WATERFRONT DISTRICT: COLUMBIA GARDENS

Columbia Gardens Wine & Artisan Village features boutique winery tasting rooms including Bartholomew, Palencia/Monarcha, Gordon Estate, and Muret-Gaston wine bar; six food trucks; Swampy's BBQ Kitchen; and seven public art installations. Award-winning wines and great food nestled alongside a scenic waterfront.

325 E. Columbia Gardens Way | Kennewick, WA 99336



[ColumbiaGardensVendors.com](http://ColumbiaGardensVendors.com)

## Come Discover Kennewick's Historic Waterfront

*Clover Island...  
a Columbia River destination*

- Two waterfront restaurants, a brewpub & hotel lodging
- Lighthouse & Riverwalk
- Ice, food & beverages to go
- Scenic viewpoints & public plazas
- Boat launch & marina
- Public artwork



Clover Island

*Columbia Gardens...  
an Urban Wine & Artisan Village*



- Bartholomew Winery
- Monarcha Winery
- Six Food Trucks
- Tasting Rooms
- Gordon Estate Winery
- Muret-Gaston Wine Bar
- Public Art
- Recreation



Columbia Gardens

[ColumbiaGardensVendors.com](http://ColumbiaGardensVendors.com)





# Discover Kennewick's Historic Waterfront

## *Columbia Gardens... Wine & Artisan Village*

*Clover Island...  
a Columbia River destination*



Clover Island



Columbia Gardens





## Columbia Gardens Wine & Artisan Village



- Bartholomew Winery
- Monarcha Winery
- Six Food Trucks
- Tasting Rooms
- Gordon Estate Winery
- Muret-Gaston Wine Bar
- Public Art
- Recreation

ColumbiaGardensVendors.com



## Columbia Gardens Wine & Artisan Village

EXHIBIT C



- Gordon Estate Winery
- Muret-Gaston Wine Bar
- Public Art
- Recreation
- Bartholomew Winery
- Monarcha Winery
- Six Food Trucks
- Tasting Rooms

ColumbiaGardensVendors.com  
A destination waterfront in Kennewick, Washington







**Columbia Gardens Wine and Artisan Village**  
Sponsored · 🌐

Read all about new developments at V... See more



**PORT of KENNEWICK**  
Read our latest newsletter

- New Wine Village Artwork
- Vista Field Attracting Developers
- Port Amenities, Events & More

Available Now At:  
[PortofKennewick.org/Newsletter](http://PortofKennewick.org/Newsletter)

[portofkennewick.org](http://portofkennewick.org)  
Port Newsletter - Port of Kennewick

Learn more

**PORT of KENNEWICK**  
Read our latest newsletter

- New Wine Village Artwork
- Vista Field Attracting Developers
- Port Amenities, Events & More



Work at the Wine Village  
...iner Transformed  
...g colorful floral imagery have

**PORT of KENNEWICK**  
Read our latest newsletter



[READ NOW](#)

**PORT of KENNEWICK**

**Spring 2024 Newsletter**  
[READ NOW](#)

EXHIBIT C

**PORT of KENNEWICK**

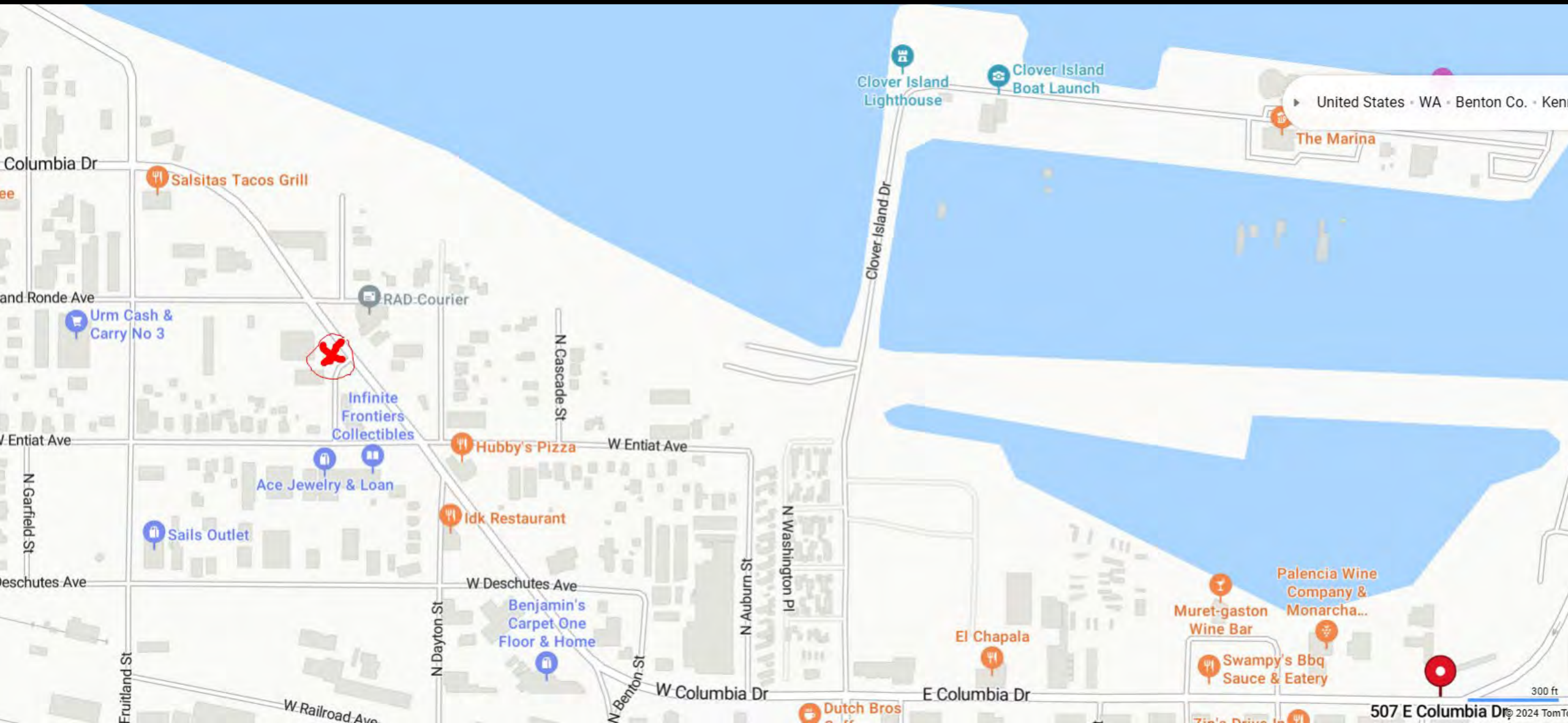


**Spring 2024 Newsletter**  
[READ NOW](#)



# Columbia Drive Billboard

graphic on west side of billboard with image facing eastbound traffic





# **Relax on the Waterfront**

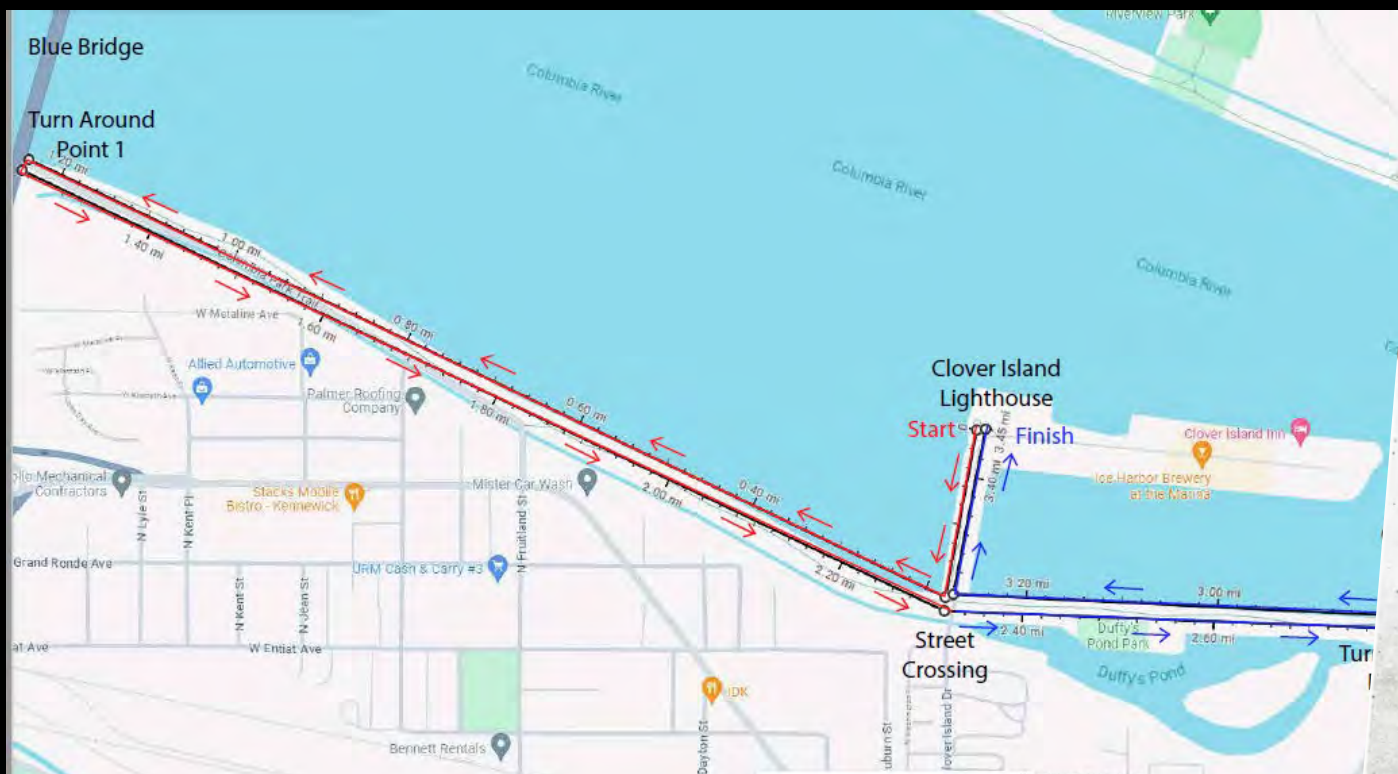
**Food, Wine, Art  
& Recreation**

**Columbia Gardens  
Clover Island**

**← Left 1/2 mile.**







## CLOVER ISLAND 5K & WELLNESS EXPO

MAY 4, 2024  
8AM - 12PM

ALL AGES  
FREE  
EVENT

### COME JOIN US!

- 5K Walk/Run/Bike
- Local health & wellness vendors
- Fitness & health education
- Explore Kennewick's historic waterfront district, public art, & recreation

5K STARTS AT  
LIGHTHOUSE  
ON CLOVER  
ISLAND AT  
8:30AM



101 CLOVER ISLAND DRIVE  
KENNEWICK, WA 99336  
509.586.1186















# 2024 EVENTS

15 MARCH	THIRD FRIDAYS (4-8)	16 AUGUST	THIRD FRIDAYS (4-8)
19 APRIL	THIRD FRIDAYS (4-8)	20 SEPTEMBER	THIRD FRIDAYS (4-8)
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325 E COLUMBIA DRIVE  
KENNEWICK, WA 99336



# Drink Pink

## FUNDRAISER

MAY 10 • 4-7 PM

COLUMBIA GARDENS WINE AND ARTISAN VILLAGE



\$50



INCLUDES ANY COMBINATION OF SIX ITEMS  
WINERIES WILL BE FEATURING ROSÉ  
FOOD TRUCKS OFFER A SIGNATURE BITE  
PROCEEDS BENEFIT THOSE BATTLING BREAST CANCER

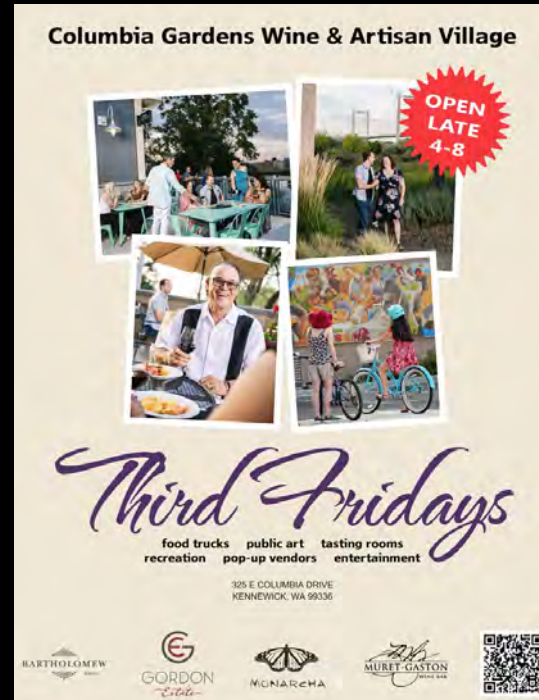


Sponsored by:



WWW.BENTONFRANKLINFAIR.COM/DRINKPINK







08  
JUNE

COLUMBIA GARDENS  
WINE & ARTISAN VILLAGE  
PRESENTS

13  
JULY  
2024

EXHIBIT C

# SUMMER SATURDAYS

CRAFTS AND STREET FOOD MARKET

## NIGHT MARKET

4 P M - 8 P M

FREE | ALL AGES EVENT

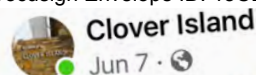
325 E COLUMBIA DRIVE,  
KENNEWICK, WA 99336











**Clover Island**

Jun 7 •

Founded in 1915, **Port of Kennewick** was the fifth public port district established in Washington State and the very first in eastern Was... See more



Founded in 1915, **Port of Kennewick** was the fifth public port district established in Washington State and the very first in eastern Washington. Since 1941, when the Port purchased Clover Island, it has managed the land for public benefit.

Initially, the Port constructed riverside docks and public warehouses for storage and distribution of trade goods. Initially, Clover Island was leased for barge and tugboat construction. Then, following the flood of 1948 the Port constructed a large public marina for recreational use.

Today, the focus for Clover Island is on public access, environmental stewardship, and urban renewal. Starting in 2006, the Port upgraded the island's infrastructure, built new commercial buildings, constructed a fully-functioning lighthouse, added the Clover Island Riverwalk, and installed numerous artworks—with the goal of bringing new vitality to Kennewick's historic waterfront.

**WEEKLY**

**\*SCHEDULE**



**MONDAY  
6.10.24**

BOBABLASTIC (11:15-6:30)

**TUESDAY  
6.11.24**

BOBABLASTIC (11:15-6:30)  
TASTE OF WOK (11-2)

**WEDNESDAY  
6.12.24**

BOBABLASTIC (11:15-6:30)  
FRIDA'S MEXICAN GRILL (10-2)  
TASTE OF WOK (11-2)

**THURSDAY  
6.13.24**

BOBABLASTIC (11:15-6:30)  
BOTANAS CULICHI (12-7)  
FRIDA'S MEXICAN GRILL (10-7)  
TASTE OF WOK (11-2)

**FRIDAY  
6.14.24**

BOBABLASTIC (11-7:30)  
BOTANAS CULICHI (12-7)  
CULTURE SHOCK BISTRO (12-6)  
FRIDA'S MEXICAN GRILL (10-2 & 4-7)  
TASTE OF WOK (11-2)

**SATURDAY  
6.15.24**

BOBABLASTIC (11-7:30)  
BOTANAS CULICHI (12-7)  
CULTURE SHOCK BISTRO (12-6)  
FRIDA'S MEXICAN GRILL (10-7)

**SUNDAY  
6.16.24**

**FATHER'S DAY**

BOBABLASTIC (11:15-6:30)  
BOTANAS CULICHI (12-7)  
CULTURE SHOCK BISTRO (12-5)

\*UNFORESEEN CIRCUMSTANCES MAY CAUSE LAST MINUTE ADJUSTMENTS TO VENDOR SCHEDULES. PLEASE FOLLOW THEIR SOCIAL MEDIA PAGES FOR DAILY SPECIALS/CURRENT HOURS.



## 2024 SUMMER CONCERT SERIES

Celebrating 19 Years of Music on the Island!



**JOE NICHOLS**

**Sunday, June 16** — "Winner of ACM 'Top New Male Vocalist' and three-time Grammy nominee" Opening Band = Stompin' Ground, Room and Table Packages Available **GA Tickets: \$50-\$55 + tax**



**NEAL MCCOY**

**Sunday, August 4** — "Two-time 'Entertainer of the Year' and Texas Country Music Hall of Fame inductee." Opening Band = Foolish Fortune, Room and Table Packages Available **GA Tickets: \$50-\$55 + tax**

**THUNDER ON THE ISLAND**  
Every Wednesday  
From 6 - 9pm  
June 14 - August 16  
FREE, Family Friendly, 21 and Over Bar Area. Shows Are Subject to Change!

June 12 Backroads  
June 19 Stompin' Ground  
June 26 Coyote Kings  
July 3 Dr. Rock & The Sturgeons  
July 10 Chris Lord & The Green Light Polly  
July 17 Nuketown  
July 24 American Honey  
July 31 Englewood Heights  
August 7 Fat Fox  
August 14 Groove Principal

**GARRATT WILKIN & THE PARROTHEADS**

**Saturday, May 25** — "Celebrating the life and music of Jimmy Buffet." Opening Band = The Shades, Room and Table Packages Available **GA Tickets: \$30-\$35 + tax**



**FASTLANE** Sun., May 26  
"Celebration of the Eagles" Opening Band = Badlands, Room and Table Packages Available **GA Tickets: \$30-\$35 + tax**



**YESTERDAY** Sat., July 20  
"Endorsed by Paul McCartney" Opening Band = Colorblind, Room and Table Packages Available **GA Tickets: \$30-\$35 + tax**



**FAN HALEN**

**Sunday, July 7** — "Voted #1 Van Halen Tribute Band." Opening Band = The Knockdowns, Room and Table Packages Available **GA Tickets: \$30-\$35 + tax**



**SON OF A GUN**

**Sunday, Sept. 1** — "Best Guns n' Roses Tribute Band" Opening Band = Saints of Nevermore, Room and Table Packages Available **GA Tickets: \$30-\$35 + tax**

### Summer Concert Series Information:

- All Concert Packages Include 1 Night Stay for Standard Room and 2 Tickets with Table Seating
- All Paid Events Are 21 and Over Only
- Gates Open at 6pm
- No Outside Food and Beverage
- Outdoor Event
- General Admission Seating
- Food and Beverage Available for Purchase
- Ticket Prices Are Subject to Additional Taxes and Fees
- For Room Packages and Tables, Visit

Get Tickets Online Now @ [www.ThunderOnTheIsland.com](http://www.ThunderOnTheIsland.com)

Special Thanks to Our Partners:



435 Clover Island Drive • Kennewick • (509) 586.0541 • [www.cloverislandinn.com](http://www.cloverislandinn.com)



# Clover Island Social Media

**INCREASE over previous 90 days**

Followers: 107      Reach: up 2,000%

Engagement: up 786%

3-second video views: up 100%

## Gender



• 65.7% Women    • 34.3% Men

## Age and gender

• Women    • Men





# Columbia Gardens Social Media

**INCREASE over previous 90 days**

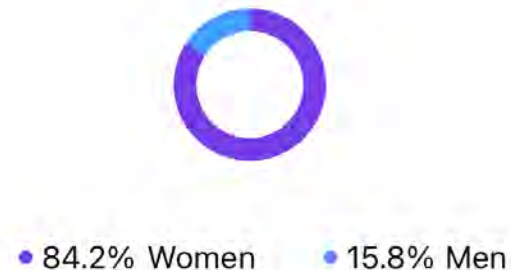
Followers: 4.4k      Reach: up 72%

Engagement: up 74%

3-second video views: up 499%

1-minute video views: up  
1,000%

## Gender



## Age and gender





# Sponsored Ads on Social Media

**Columbia Gardens Wine and Artisan Village**  
Published by Anne Marie Anderson · 2d ·

Experience the ultimate wine village adventure! Tasting rooms, great food, riverfront path & more. Come and discover public art and scenic views on patios overlooking the water.



WWW.PORTOFKENNEWICK.ORG/  
**Columbia Gardens Wine & Artisan Village**  
A partnership of local, state and federal agencies has been cc

**Columbia Gardens Wine and Artisan Village**  
Published by Anne Marie Anderson · April 10 ·

Inviting tasting rooms, food trucks, riverfront paths, captivating public art, and patios with scenic views. Come experience everything the wine village has to offer.



**Columbia Gardens' Patios**

Learn more

**Columbia Gardens**

Learn more

See insights and ads

Boost post

79

3 shares

Like

Comment

Share

Comment as Columbia Gardens Wine and Artisan Village

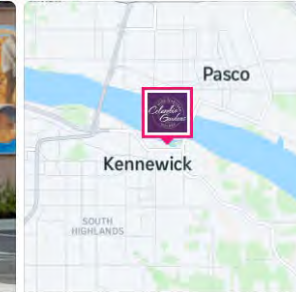
**Columbia Gardens Wine and Artisan Village**  
Published by Anne Marie Anderson · April 15 ·

Inviting tasting rooms, food trucks, riverfront paths, captivating public art, and patios with scenic views. Come experience everything the wine village has to offer.



Enjoy the art!

Learn more



**325 East Columbia Gardens Way**  
Wine Bar

Get directions

See insights and ads

Boost post

24

4 shares

Like

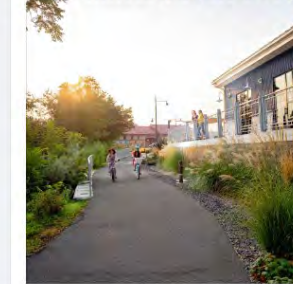
Comment

Share

Comment as Columbia Gardens Wine and Artisan Village

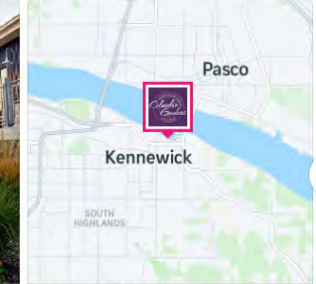
**Columbia Gardens Wine and Artisan Village**  
Published by Anne Marie Anderson · January 25 ·

Inviting tasting rooms, food trucks, riverfront paths, captivating public art, and patios with scenic views. Come experience everything the wine village has to offer.



Relax on the Riverfront

Learn more



**325 East Columbia Gardens Way**  
Wine Bar

Get directions

A gre  
adve

See insights and ads

Boost post

51

4 shares

Like

Comment

Share

Comment as Columbia Gardens Wine and Artisan Village



# Upcoming Events



## 2024 EVENTS

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325 E COLUMBIA DRIVE  
KENNEWICK, WA 99336





# VISTA FIELD Southern Gateway Project



EXHIBIT D

June 6, 2024



# VISTA FIELD Southern Gateway Project

EXHIBIT D



June 10, 2024



# VISTA FIELD Southern Gateway Project

EXHIBIT D



June 10, 2024



# VISTA FIELD Southern Gateway Project

EXHIBIT D



June 12, 2024



# VISTA FIELD Southern Gateway Project

EXHIBIT D



June 14, 2024



# VISTA FIELD Southern Gateway Project

EXHIBIT D



June 24, 2024



# VISTA FIELD Southern Gateway Project

EXHIBIT D



June 24, 2024



# VISTA FIELD Southern Gateway Project



EXHIBIT D

June 12, 2024