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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

February 25, 2025
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 February 4, 2025
 - B. Approval of Warrant Register Dated February 25, 2025
 - C. Approval of Regular Commission Meeting Minutes February 11, 2025
 - D. Approval to Surplus Property (Clover Island North Dock & Gangway); Resolution 2025-03
 - E. Approval to Surplus Property Oak Street; Resolution 2025-04
- VI. PRESENTATION**
 - A. Friends of the Port (TIM)
- VII. NEW BUSINESS**
 - A. Vista Field Institutional Users; Resolution 2025-05 (TIM)
Karl Dye, TRIDEC
- VIII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. State of the Ports Presentation April 23, 2025 (TANA)
 - B. CEO Report (if needed)
 - C. Commission Meetings (formal and informal meetings with groups or individuals)
 - D. Non-Scheduled Items
(LISA/BRIDGETTE/TANA/NICK/AMBER/LARRY/MICHAEL/CAROLYN/TIM/KEN/TOM/SKIP)
- IX. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- X. ADJOURNMENT**

PLEASE SILENCE ALL NOISE MAKING DEVICES



PORT OF KENNEWICK REGULAR COMMISSION MEETING

DRAFT

FEBRUARY 11, 2025 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 (via telephone)

Staff Members: Tim Arntzen, Chief Executive Officer
Tana Bader Inglima, Deputy Chief Executive Officer
Nick Kooiker, Deputy Chief Executive Officer/CFO (via telephone)
Larry Peterson, Director of Planning and Building (via telephone)
Amber Hanchette, Director of Real Estate
Michael Boehnke, Director of Operations
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator
Kandy Yates, Office Assistant/Marina Manager
Carolyn Lake, Port Counsel (via telephone)

The consensus of the Commission is to remove Agenda Item D, Commission Elections from Reports, Items and Discussion.

PLEDGE OF ALLEGIANCE

Commissioner Novakovich led the Pledge of Allegiance.

PUBLIC COMMENT

Mike Luzzo, Kennewick. Mr. Luzzo inquired if the Port will be assisting the boaters from the Columbia Park Marina and relocating the slips to the Clover Island Marina.

Mr. Arntzen stated staff will be discussing the closing of the Columbia Park Marina further down in the Agenda and may be able to answer some of Mr. Luzzo's questions.

No further comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated February 4, 2025**
Direct Deposit and E-Payments totaling \$118,075.39

PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 11, 2025 MINUTES

DRAFT

B. Approval of Warrant Register Dated February 11, 2025

Expense Fund Voucher Number 106654 through 106692 for a grand total of \$580,381.94

C. Approval of Regular Commission Meeting Minutes January 28, 2025

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.*

PRESENTATION

A. Vista Field Collaborative Design/Construction Observation Process

Ms. Hanchette introduced Michael Dale, the Port's local town architect for Vista Field. Ms. Hanchette outlined the Port's collaborative design process and stated Mr. Dale will talk about his roles in project/construction observation.

Mr. Dale explained his role in the project/construction observation once the contractor begins construction (*Exhibit A*).

Commission discussion commenced regarding the construction observation process.

ACTION ITEM

A. Artwork Opportunities

Ms. Bader Inglima presented Resolution 2025-02, which confirms the Hellcat Mural ranking as number one for the art project for the 2025-2026 Budget/Work Plan. Ms. Bader Inglima stated any remaining funds will be allocated for wrapping the utility boxes, the number two art project.

The Commission concurred that the ranking of projects is correct.

Commissioner Moak suggested reaching out to businesses for ideas for the next biennium budget.

Commissioner Novakovich inquired if it is possible to amend the budget to fund both projects.

Mr. Kooiker stated that is possible and would need to look at the budget for optional funding sources and suggested the opportunity fund.

Commissioner Novakovich believes the City of Kennewick fish and the Silas project should be removed from the list.

MOTION: *Commissioner Hohenberg moved to approve Resolution 2025-02 accepting the ranked top two list of artworks as fulfillment of CEO Goal #9, "propose and vet potential alternative artwork projects," and directing staff to implement the Hellcat Mural project within the 2025-2026 Work Plan; Commissioner Novakovich seconded.*

PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 11, 2025 MINUTES

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PUBLIC COMMENTS

No comments were made.

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

Ms. Bader Inglima will reach out to the City of Kennewick and the Silas project regarding the Commission's decision to fund the Hellcat Mural and art wraps for the 2025-2026 Budget.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Visa Field

1. Types of Institutional Users (Steps 1 and 2)

Mr. Arntzen outlined the process for acquiring an institutional user for Vista Field (*Exhibit B*).

The Commission commented on the presentation and looks forward to hearing about institutional users in the future.

B. Kennewick Waterfront

1. Clover Island Marina Update

Mr. Arntzen reported the Port received notice that Columbia Park Marina will be decommissioned and removed this year, to remove the causeway to Bateman Island to create better flow out of the Yakima River for salmon. Mr. Arntzen stated this is a big loss to the boating community and the Port has a limited number of slips available to help relocate boaters.

Mr. Boehnke stated the Port follows the outlined Marina policies and procedures which allow specific boats to moor in specific size slips. Most of the boats moored at Columbia Park Marina are 30 feet and under and the Port has a limited number of slips for that size of boat. Staff are collectively assessing the current boats mooring at Clover Island and will do their best to assist the displaced boaters.

Ms. Yates stated the team will reevaluate the boats and slips to ensure that the marina is not being used as boat storage and the boats are actively boating. Additionally, the team will assess each vessel to make sure they are seaworthy, and in the correct size of slip. Ms. Yates stated the marina has 150 slips, and at this time, there are four vacant slips for 35-foot boats and five slips for 40-foot boats; however, most of the requests are for 20-foot boats, and we do not have vacant space for that size.

Commissioner Moak inquired if a smaller boat can be placed in a larger slip.

Ms. Hanchette stated the Port has done that in the past and it became a problem, so we have gone away from that and place the boat in the proper sized slip. Ms. Yates has done a great job fielding the phone calls and questions, and we are supporting her as much as possible.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 11, 2025 MINUTES

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Mr. Arntzen stated it is important to continue following the Port's Marina policies and procedures and commended Ms. Yates and staff for their work throughout this transition at Columbia Park Marina.

Commissioner Novakovich agrees with Mr. Arntzen's comments and stated Ms. Yates has done a wonderful job managing the Marina and the Commission will support her anyway we can.

Mr. Arntzen stated that the slips at Columbia Park Marina will be dismantled and will not be relocated to Clover Island, due to the expense and lengthy permitting process.

C. Long Term Projects/Issues/Matters of Consideration

Mr. Arntzen presented a draft memo regarding long-term projects/issues/matters of consideration for Commission comments (*Exhibit C*).

The Commission would like staff to continue working with the City of Kennewick staff on the renewal of the Development Agreement for Vista Field and a downtown Kennewick partnership.

The Commission appreciates the development of the list as future items to consider.

D. CEO Report

Mr. Arntzen reported on the following:

- Mr. Arntzen stated since 2024, he has tried a number of sources for a stray current analysis and recently found an expert in Portland who has done a lot of work in the Seattle area.

Mr. Boehnke reached out Kevin Ritz, and Mr. Ritz would like to meet with staff and walk the marina in the spring when the weather gets warmer.

- Mr. Arntzen stated the temporary workers are doing a great job of assisting staff.

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

Commissioners reported on their respective committee meetings.

F. Non-Scheduled Items

Ms. Scott stated the Public Disclosure Commission F1 report and the Statement of No Conflict letters are due by April 15, 2025.

Ms. Bader Inglima nominated Mr. Arntzen for the *Tri-Cities Journal of Business*' award for People of Influence. Mr. Arntzen was selected as one of the 25 honorees, and the event will be held on March 13, 2025.

Mr. Kooiker reported that staff reached out to our community partners to see if they would be interested in the Clover Island North gangway, since the dock has been removed. Benton County

PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 11, 2025 MINUTES

DRAFT

expressed interest in the gangway and Mr. Kooiker will bring back paperwork to complete the process.

Commissioner Moak drove through Altadena, California this afternoon and asked that we think good thoughts to those that have lost so much. Commissioner Moak is thankful for the blessings our community has.

Commissioner Novakovich stated Commissioner Moak is retiring at the end of the year and thanked him for his contributions to the Port of Kennewick.

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 at 4:13 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

PORT OF KENNEWICK

Resolution No. 2025-02

**A RESOLUTION OF THE PORT OF KENNEWICK
BOARD OF COMMISSIONERS IDENTIFYING PREFERRED ARTWORK(S)
FOR 2025-2026 WORK PLAN**

WHEREAS, the Commission approved as a goal for the Port Chief Executive Officer (“CEO”) to propose and vet potential artwork projects; and

WHEREAS, the CEO identified and presented a variety of potential artwork opportunities for Commission discussion, along with preliminary cost estimates and related considerations; and

WHEREAS, the Port Commission indicated a preference for a significant Hellcat Mural Project including related appurtenance (associated PUD box wrap, painting, lighting, educational panel, and reuse of historic metal decking for a walkway) to be installed at Vista Field’s Southern Gateway; and

WHEREAS, the Hellcat Mural Project is anticipated to fully expend the 2025-2026 art budget; and

WHEREAS, while the Port Commission desires to prioritize the Hellcat Mural Project, it also desires that any remaining art funds would thereafter be considered to art wrap one or more of the other PUD/electrical boxes within Vista Field’s Phase One development as appropriate.

NOW, THEREFORE, BE IT HEREBY RESOLVED the Board of Commissioners of the Port of Kennewick hereby accepts the ranked list of artworks (Exhibit A) as fulfillment of Goal #9, “Propose and vet potential alternative artwork projects,” and directs staff to implement the Hellcat Mural project within the 2025-2026 Work Plan.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 11th day of February 2025.

**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*

Potential Artworks by Ranked Priority 2025-2026 Work Plan / Biennial Budget

Recognize that the objective is to provide a list and analysis of potential art projects, not the actual commissioning or purchase of the art, or engineering and installation; this list provides guidance to staff.

Staff provided a list of possible artworks, and the commission asked to “rank order” them according to their priority preference (or to eliminate from list entirely). *The following table, and the following document offer photos, notes, and rough cost estimates to assist in your deliberation and ranked evaluation.*

As commission considers these ideas, please give thoughts to rough cost estimates, pros and cons, time requirements (project complexity, including any administrative follow-up, etc.).

Also, please recognize that implementation of any artwork project would likely be subsident to

| Potential Artworks | Please rank each 1 to 7 (1 is highest priority, 7 lowest; and an X would indicate it should be removed from list) | | | Estimate Cost |
|--------------------------------------|--|---|---|---------------|
| | | | | |
| Hell Cat Mural | 1 | 1 | 1 | \$95,000 |
| Utility Box Wraps | 2 | 2 | 2 | \$40,000 |
| City of Kennewick Repurposed Fish | | X | 4 | \$15,000 |
| Mars Artwork / Silas Project | | 6 | 3 | \$25,000 |
| Bronze Markers | | 5 | X | \$20,000 |
| Art Frames / Benches | | 3 | 6 | \$40,000 |
| Giant Chair | | 4 | 5 | \$25,000 |
| Estimated Total | | | | \$260,000 |

implementing the current grant-funded construction projects and land sales activities identified by the commission.

Total artwork budget for the two-year (2025-2026) biennium is \$100,000.



VISTAFIELD

**COLLABORATIVE
DESIGN
&
PROJECT
OBSERVATION**

COLLABORATIVE DESIGN STEPS

- Vista Field Design Standards Workshop
- Schematic Design Submission
- Design Development Submission
- Construction Document Submission
- Construction Observation



VISTA FIELD

CONSTRUCTION OBSERVATION

LOT 15

KUKI IZAKAYA



COMPACT DEVELOPMENT MEANS STRICT ADHERENCE TO THE DRAWINGS



LOCATION
& STAGING
EQUIPMENT



VISTAFIELD

EXHIBIT A





STUDIO CH

SITE OBSERVATION REPORT



VISTAFIELD

Client / Project: Port of Kennewick / Vista Field / Lot 15, 697 Crosswind Blvd / KUKI IZAKAYA RESTAURANT
Time Onsite / Offsite: 9:00 am / 11:00 am
Observation Date: 1/29/2025
Issue Date: 1/31/2025
Prepared by: Michael Dale, RA
Distribution: POK Team, DPZ Team, CM Team, AR Team

| Item | Description |
|------|--|
| 1 | Walked site with John Hawley (CM). Weather was cold/dry and sunny/clear with air temperature at 36°F. |
| 2.1 | Site/Exterior Observations: (List number is associated with Photo #. Refer to additional comments below: <ol style="list-style-type: none"> 1. Overall view to site from Crosswind Blvd with revised footing formwork beyond. 2. The concrete pumping truck was present on-site. 3. View to Lot 15 and Lot 16. 4. View of the overall site from Crosswind Blvd. 5. View to concrete pumping truck completing start-up procedures. 6. Revised footing formwork, footing rebar, and vertical stem wall rebar is in-place at west end. 7. All revised footing formwork and footing rebar is in-place. Rebar and formwork has passed the City of Kennewick inspection and passed special inspection. 8. Detail view of west corner footing rebar. Some vertical rebar safety caps were missing but were quickly replaced by workers. 9. Additional view to west corner footing formwork and rebar. 10. Detail view of west footing rebar and vertical rebar. 11. View to center of site. 12. View to party-line footing with vertical stem wall rebar. 13. View to northeast end footing formwork and rebar. 14. Detailed view to northeast end footing formwork and rebar. 15. View along east end footing formwork, footing rebar, and vertical stem wall rebar. 16. Southeast corner view of site. 17. Southeast corner view of party-line footing formwork. 18. Closer view to southeast corner view of party-line footing. 19. Detail of north elevation footing jog. 20. Detail view of north elevation footing formwork and rebar. 21. Sewer access manhole and grease interceptor are now partially buried. 22. View to north end footing formwork and rebar. 23. Northeast corner view of footing formwork. 24. Closer view of northeast corner view of party-line footing. 25. View to north end footing formwork and rebar. 26. Detail view of northwest corner footing formwork and rebar. 27. Concrete truck pump operator controlling the hydraulic arm. 28. View to northwest footing formwork and rebar. 29. View to north end footing where concrete pumping will begin. 30. View of concrete truck hydraulic pump arm placement. 31. First of three concrete trucks arriving on site. 32. Baer Testing is on-site to perform concrete testing. 33. Preparation for concrete placement. 34. First concrete pour at north end footing. 35. Workers troweling concrete at footing. 36. Workers troweling concrete at footing. |



Photo 31



Photo 32



Photo 33



Photo 34



THANK YOU!

MICHAEL CH DALE

STUDIO CH
VISTA FIELD TOWN ARCHITECT TEAM



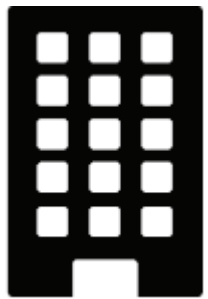
VISTA FIELD

Institutional User



Commission Goal for 2025-2026:

“Present a plan for identification and recruitment of one **institutional user** at Vista Field (municipality, college, etc.)”

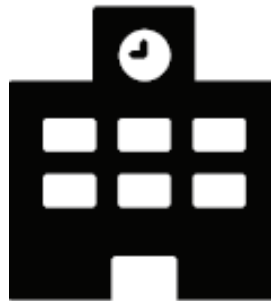
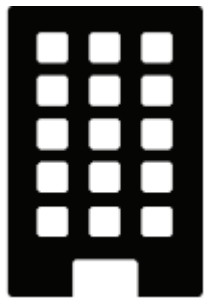


Where do we go? How do we get there?



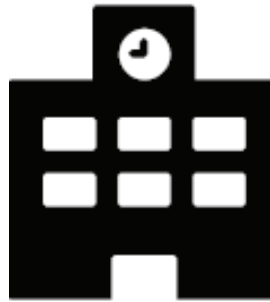
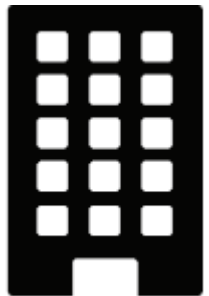
Step One: Identification of “types” of institutions to recruit

“Institutional Use” means use within the lines of, or on property necessary for the operation of buildings such as hospitals, schools, libraries, auditoriums, and office complexes. *Law Insider*



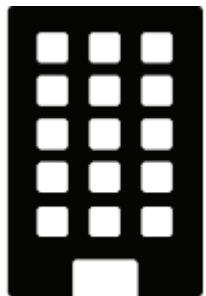
Related Actions:

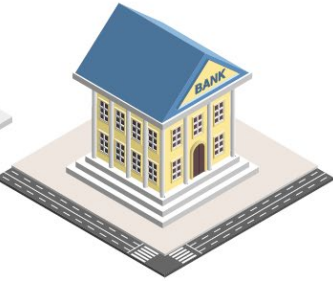
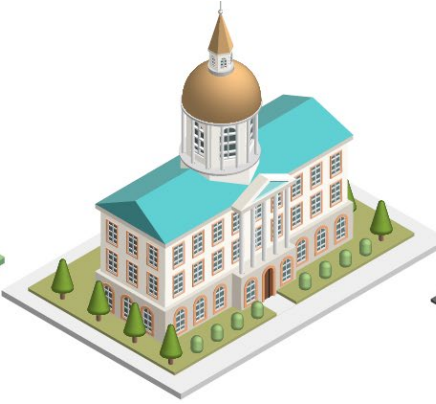
- Staff Action:
 - Draft a list of potential users
 - Review Master Plan
 - Collaborate with Town Architect
- Commission Action:
 - Review list for consideration and potential “adoption”



Step Two: Recruitment:

- Staff Action:
 - Compose “draft” recruitment plan
 - Examples:
 - Direct contact / outreach by port
 - Partner with TRIDEC (per joint MOU for recruitment efforts)
 - Continued dialogue with users previously identified
- Commission Action:
 - Review plan for consideration and potential “adoption”





Questions?



Memorandum

To: Commission
From: Tim Arntzen, POK CEO
Date: February 11, 2025
Re: Long Term Projects/Issues/Matters of Consideration

As we have discussed briefly, I have compiled this **draft** list of longer-term projects and matters of potential concern that the port may face in the next three to seven years (or thereabouts). Some might come to fruition, some might not. Nevertheless, it would be good for us to plan for things that might not **presently** be on the horizon.

Socioeconomic: Homelessness; Crime; Hospital Outpatient Facility.

Many challenges will face downtown Kennewick and the Historic Waterfront District over the coming years. We have already seen unpleasant changes, including increased vagrancy, homelessness and crime in this area.

Additionally, consideration must be given to the establishment of new city and state support facilities in the immediate and neighboring areas, including drug and alcohol rehabilitation services, crisis clinics, food handouts, expanded mission facilities, etc... What will unfettered growth in the amount of social services targeting such activities mean for the multi-million-dollar port investments already made to transform the Historic Waterfront District and connect it to downtown? And what could it mean to port investments yet to be made? Will this end of town experience event more challenges in the future? If so, how does the commission wish to react?

Would a Water Taxi be something the Commission wishes to pursue if efforts to revitalize east Kennewick stagnate?

Do we wish to provide more support/get more actively engaged with the City's efforts to dredge Duffy's Pond?

Do we need to have 24-hour on-site security monitoring port facilities/ or somehow better secure them after dark?

Is it possible to develop a similar "HOA" to offset costs such as private security patrols, additional monitoring cameras and reduce maintenance costs so we can continue to invest in other amenities?

Is a KPD "Mini-Station" worth pursuing as an option to help protect the port's significant investments at Vista Field and to help encourage development long-term?

Renew Development Agreement.

In 2017, the port and city entered into a Development Agreement (DA) related to the Vista Field master plan and associated documents. The DA is important to the BlueChart project, as both the port and the developer need consistency moving forward into the future. The DA is a binding contract, setting forth the city's requirements for development. This agreement clarifies that the port knows what the rules are, and that the city will not change the rules during the critical development period at Vista Field. The "rules" included the favorable terms of development necessary to commence the first major New Urbanism development in the region. The DA has a 10-year term and will expire in December 2027. Upon expiration of the agreement, the city could rescind all the codes which provide for continued development of Vista Field consistent with the community master plan and community vision. Simply put, retreat from the vision could be detrimental to the project's success and the community's expectation. Most importantly, whether to extend or renew the agreement rests with the city council.

Other considerations are what impacts a different development scheme would have on the investors which have already purchased property and are in the process of developing--especially those with longer-term projects. And, would it be appropriate and beneficial to begin cautious inquiries about renewing the DA early, as opposed to waiting to commence dialog in 2027? Furthermore, since city staff appear to be in support of the master plan and current development agreement, the question should be asked: what influence might city staff have with council, as their council considers whether to renew the development agreement?

Partnerships such as a police mini station, getting businesses and residences on the tax rolls, and creating a destination point will support in extending the DA through buildout.

Access through Trailer Park.

The port is working with KIE to secure access along the pond for continuation of the waterfront "main street." However, access through the Isaacson trailer park remains unsecured. That "last section" access would be the missing link for the main street to connect from one end of the port's properties to the other (from The Willows to Columbia Gardens to Cable Greens). Thus far, the port has made numerous, unsuccessful attempts to secure access through the trailer park.

Is this future "main street" access still of interest to the Commission? What tools are available for the port to consider should the owners be unwilling to sell?

Is there a way for the Port and City to partner with RCCF to purchase and move the occupants for redevelopment? Are there any economic development grants for redevelopment that could reduce the financial impact to the port?

Attainable Housing.

While the port recognizes the financial challenges for moderately priced housing in our community, and its importance to support the vitality of our economy, there are few tools in the port's toolbox to effectuate this oft demanded and noble goal. While the federal

government has some tools in its toolbox, those tools usually come with numerous strings. We need to be careful of reaching out to the federal government or other funding sources that may have numerous requirements attached.

One course of action available to the port is to work with private residential developers such as BlueChart to encourage cost-effective housing options. Working with BlueChart, the port is creating smaller, more affordable lots for homeowners with cost savings on the land being recognized in the finished home price. Additionally, the port and the developer are working to accommodate ADU's (accessory dwelling units) such as garage apartments and "mother-in-law" quarters, etc.

Breaching Causeway.

The Department of Fish & Wildlife, USACE and various tribes have reached a consensus that the Bateman Island Causeway will be breached to enhance water temperature in the Yakima Delta to improve fish survival rates. Warm, stagnant water is not conducive to juvenile salmon survival rates. The Clover Island marina harbor has the same attributes of warm, stagnant water which is detrimental to salmon survivability. Although the Feasibility Assessment for our 1135 shoreline project determined no significant salmonid activity within Clover Island's inner harbor, once environmental concerns such as salmon survivability arise in our community, they become more, rather than less likely to spread to other areas. Thus, the Clover Island Causeway could become a future target. A proactive stance might be for the port to quietly look at alternatives which would increase survivability in the harbor, while not damaging the boat-friendly marina environment. A "practical" solution could be reached by consensus rather than having a heavy-handed approach dictated by state and federal authorities. This is an area that we should strategically be prepared for in the future.

What are tribal concerns? Is there federal funding available?

In addition to salmon survivability is the issue of toxic algae blooms going to drive a demand to enable more water flow?

What impact might increased flow through the marina have on the city water treatment intake directly downstream of the marina harbor—would water currently redirected around the island into the mainstem channel, flow through and more directly toward the intake?

Downtown Viability.

Much like the discussion in item #1 above, the port does have a vested interest in the success of the downtown area. What is being done by those with responsibility in this area? Can the city step up efforts? Could the port assist with a Charrette-like process? Is there a project that could be done in partnership with HDKP and City?

Is there a vision for the west side of Washington Street? Can the city step up efforts in working with the downtown association and county to revitalize the downtown area along with the Columbia Drive corridor?

Will additional port investment be necessary in Columbia Gardens to re-energize interest in the downtown waterfront? For instance, another leasable building for retail or non-wine hospitality (i.e., brew/craft/food).

Strengthen Partnerships.

The port values building and maintaining relationships with jurisdictional partners. It is important to create opportunities and potential economic development projects. Citizens appreciate when partners cooperate.

National/State Level Decision Impacts.

Some “local” issues are driven by forces much larger than the port and the port should understand the scope & scale of the issues and players. Acknowledgement of reality, and the Port’s possible involvement will help guide whatever actions the commission elects. Implications to our MOU partner CTUIR should also be considered before action. Issues under this umbrella include:

- *Breaching Causeway*
- Snake River Dam Removal
- Modular Nuclear Reactor Development/Acceptance
- Wind Farm Development

Miscellaneous Issues.

Are federal dollars available through grants or budget line items for a revenue source?

Should the port consider buying additional properties?

What is the status of the port’s Twin Tracks property? Should it be sold or kept?

What upgrades are the hotel owners planning? What have they accomplished?

What can the port do in conjunction with the Port of Pasco on waterfront properties?

Commission comments are welcomed.



AGENDA REPORT

TO: Port Commission

FROM: Nick Kooiker, CFO/Auditor

MEETING DATE: February 25, 2025

AGENDA ITEM: Resolution 2025-03; Surplus Property – Clover Island North (Cedar’s) Dock

- I. **REFERENCE(S):** Resolution 2024-17 Boulder Heights Lease Amendment #2
Carolyn Lake’s Legal Memo
- II. **FISCAL IMPACT:** None
- III. **DISCUSSION:** As referenced in prior commission meetings, the dock on the north side of Clover Island had to be removed from the water for various reasons. This resolution completes the “paper trail” officially removing the dock from the Port’s asset listing. This also gives the Port the ability to have Benton County utilize the gangway to the dock in another location.
- IV. **STAFF RECOMMENDATION:**
Approve the resolution.
- V. **ACTION REQUESTED OF COMMISSION:**

Motion: I move approval of Resolution 2025-03, allowing the Port CFO to surplus the assets listed on Exhibit “A” and formally allow the accounting department to remove the assets from the balance sheet.

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: DocuSigned by:
Ship 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

A35176A2D2CD413...

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 |

GLG Legal Memo

To: Nick J. Kooiker, MBA, Chief Financial Officer/Deputy CEO Port of Kennewick
From: Carolyn Lake, GLG PLLC
Re: Transfer Of Surplus Property to County
Date: February 20, 2025

Question. May the Port lawfully transfer a dock gangway, with estimated -0- book value to the County?

Short Answer. Yes. The Port's transfer of the gangway to the County is authorized by RCW 39.33.010 which allows the Port to transfer to another public entity – "on such terms and conditions as may be mutually agreed upon." Another applicable statute RCW 43.09.210 is also satisfied as the transfer to the County relieves the Port of the costs of disposal, which meets the criteria that the Port receive some consideration for the transfer.

Brief Facts. The Port seeks to transfer a no longer needed, surplus dock gangway. The Port seeks to transfer the dock gangway to the County. The dock gangway has little monetary value to the Port. The transfer to the County will relieve the Port from disposal costs otherwise incurred.

State Law and State Attorney General Guidance. RCW 39.33.010 allows the Port to sell, transfer, exchange, lease, or otherwise dispose of real or personal property to other governmental entities¹ "on such terms and conditions as may be mutually agreed upon." This expansive grant of authority allows a transfer of property to another governmental entity for less than its fair market value.

However, another statute, RCW 43.09.210, requires that local governments receive the "true and full value" for all property transferred to another governmental entity. The state attorney general's office has concluded that this statute can be harmonized with RCW 39.33.010 if the government agencies negotiate over the property's value and that, "full value" can have a flexible meaning and could include non-monetary considerations depending on the nature of the property and circumstances of the transaction. (AGO 1997 No. 5).

The AG's rationale is based on the legal proposition that where the Legislature has enacted several statutes on a subject, the courts try to harmonize them in so far as possible, to give effect to all. *Gilbert v. Sacred Heart Medical Center*, 127 Wn.2d 370, 900 P.2d 552 (1995); *Martin v. Triol*, 121 Wn.2d 135, 847 P.2d 471 (1993). As with the statutes construed in those two cases, the AG found that RCW 43.09.210 and RCW 39.33.010 can be harmonized.

A certain tension exists between the two statutes under consideration. If the "full value" requirement in RCW 43.09.210 is applied in its strictest sense, the consequence is to eliminate much of the discretion the Legislature intended to grant governments in RCW 39.33.010. If the transferring governments have no discretion to negotiate over the price of the item transferred, much of the purpose of chapter 39.33 RCW is frustrated.

¹ Other governmental entities include any other municipality or political subdivision, any federally recognized Indian tribe, or the state or federal government.

On the other hand, if chapter 39.33 RCW is read in the broadest possible manner, to permit governments to make wholly gratuitous transfers of valuable property to one another by invoking its procedures, the central purposes of RCW 43.09.210 are likewise frustrated: making governments fully accountable for their property and assuring that the resources allocated by law to one government are not used to subsidize the activities of a different government.

However, the AG determined that it is not necessary to read "full value" in its strictest sense, or to adopt the broadest possible reading of RCW 39.33.010. If the term "full value" is applied flexibly and practically, taking into account the circumstances of a particular transaction, governments are free to negotiate the terms of an intergovernmental transfer while still honoring the "full value" requirement. Thus, the two statutes can be harmonized to give effect to the policy behind each.

For instance, if two governments conduct negotiations concerning an item of property, and arrive at a bargain by which the property will be transferred in exchange for some consideration (which could be a monetary payment, other property, services performed for the transferring government, or perhaps even relief from a burden), the AG reasoned the courts would find that the transferring government received "full value" unless the actions of one or both governments were obviously irrational or arbitrary.

Conclusion. Here, the gangway has little monetary value to the Port.² The transfer of the gangway is authorized by RCW 39.33.010 which allows the Port to transfer to another public entity – “on such terms and conditions as may be mutually agreed upon.” RCW 43.09.210 is also satisfied as the transfer to the County relieves the Port of the costs of disposal, which meets the criteria that the Port receive some consideration for the transfer.

Please advise if you have any questions or if more would be useful. Thank you.

² Note: If the estimated value of the property being transferred to another government entity is more than \$50,000, the local government agency must hold a properly noticed public hearing prior to disposing of the property (RCW 39.33.020). If the agency does not substantially comply with those statutory procedures, the property transfer may be declared invalid by a court if a suit is filed within one year. Since the gangway here is valued well below \$50,000, this requirement is not in play.

PORT OF KENNEWICK

RESOLUTION 2025-03

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
PORT OF KENNEWICK AUTHORIZING THE
PORT CHIEF EXECUTIVE OFFICER
TO SELL AND CONVEY SURPLUS PROPERTY***

WHEREAS, the Board of Commissioners of the Port of Kennewick met this 25th day of February, 2025, a quorum of the Commissioners being present; and

WHEREAS, RCW 53.08.090 provides that the Port Commissioners may authorize the Port Chief Executive Officer to sell and convey surplus property; and

WHEREAS, when the Port disposes of a capital asset, that asset must be removed from the Port’s balance sheet to adhere to generally accepted accounting principles (GAAP); and

WHEREAS, as discussed at the August 27, 2024 Commission Meeting, Clover Island North Island Dock and Gangway dock replacement would cost upwards of \$750,000 and that the main stem Columbia’s strong current was likely to detrimentally impact any future dock in that location, and that the port had sufficient additional public dock space within the calm inner harbor. Commissioners and staff thus agreed removal of the dock was economically favorable to the Port and its constituents verses the financial impact of constructing a new dock. Port and tenant agreed to terms of removal of the dock as presented in Resolution 2024-17; and

WHEREAS, for Port property dispositions, the Port Chief Executive Officer is directed to present to the Commission an itemized list of the property and to make written certification that the listed property is no longer needed for Port District purposes.

NOW, THEREFORE, BE IT RESOLVED the Port of Kennewick Commissioners authorize the Chief Executive Officer to surplus Port property no longer needed for Port purposes as identified in “Exhibit A”. For GAAP purposes, the Port will use a surplus date of August 27, 2024, to remove the Clover Island North Dock and Gangway from the Port’s balance sheet.

ADOPTED by the Board of Commissioners of Port of Kennewick this 25th day of February 2025.

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

By: _____

SKIP NOVAKOVICH, President

By: _____

KENNETH HOHENBERG, Vice President

By: _____

THOMAS MOAK, Secretary

RESOLUTION 2025-03

“Exhibit A”

Clover Island North Dock and Gangway

| Asset # | Description | Date | Cost | Depreciation | Net Book Value |
|--|-------------------|----------|----------------------------|---------------------------|---------------------------|
| 290 | Dock | 12/31/95 | \$332.04 | \$240.70 | \$91.34 |
| 307 | Dock Improvements | 12/31/96 | \$90,192.94 | \$60,880.14 | \$29,312.80 |
| 1114 | Dock Improvements | 9/30/11 | \$21,608.23 | \$17,646.74 | \$3,961.49 |
| <i>TOTAL DOCK & GANGWAY</i> | | | <i>\$112,133.21</i> | <i>\$78,767.58</i> | <i>\$33,365.63</i> |

CFO/Auditor Certification: _____

Nick Kooiker

Date



AGENDA REPORT

TO: Port Commission

FROM: Nick Kooiker, CFO/Auditor

MEETING DATE: February 25, 2025

AGENDA ITEM: Resolution 2025-04; Surplus Property – DB-D

- I. **REFERENCE(S):** None
- II. **FISCAL IMPACT:** None
- III. **DISCUSSION:** This is a general housekeeping item, allowing us to dispose of the asset “DB-D” that burned down in the spring of 2024.
- IV. **STAFF RECOMMENDATION:**
Approve the resolution.
- V. **ACTION REQUESTED OF COMMISSION:**

Motion: I move approval of Resolution 2025-04, allowing the Port CFO to surplus the assets listed on Exhibit “A” and formally allow the accounting department to remove the assets from the balance sheet.

PORT OF KENNEWICK

RESOLUTION 2025-04

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
PORT OF KENNEWICK AUTHORIZING THE
PORT CHIEF EXECUTIVE OFFICER
TO SELL AND CONVEY SURPLUS PROPERTY***

WHEREAS, the Board of Commissioners of the Port of Kennewick met this 25th day of February, 2025, a quorum of the Commissioners being present; and

WHEREAS, RCW 53.08.090 provides that the Port Commissioners may authorize the Port Chief Executive Officer to sell and convey surplus property; and

WHEREAS, when the Port disposes of a capital asset, that asset must be removed from the Port’s balance sheet to adhere to generally accepted accounting principles (GAAP); and

WHEREAS, Oak Street Building DB-D suffered fire damage located at 1328 E 3rd Avenue. The Port invoked Article 23: *Landlord’s Termination Rights* to terminate all leases associated with DB-D by July 31, 2024, in order to start building demolition. Demolition contract was awarded October 14, 2024; and

WHEREAS, for Port property dispositions, the Port Chief Executive Officer is directed to present to the Commission an itemized list of the property and to make written certification that the listed property is no longer needed for Port District purposes.

NOW, THEREFORE, BE IT RESOLVED the Port of Kennewick Commissioners authorize the Chief Executive Officer to surplus Port property no longer needed for Port purposes as identified in “Exhibit A”. GASB Statement No. 62 deems the asset impaired once the asset is abandoned. The Port will use a surplus date of August 1, 2024 (date of abandonment), to remove the assets associated with Oak Street Development DB-D from the Port’s balance sheet.

ADOPTED by the Board of Commissioners of Port of Kennewick this 25th day of February 2025.

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

By: _____

SKIP NOVAKOVICH, President

By: _____

KENNETH HOHENBERG, Vice President

By: _____

THOMAS MOAK, Secretary

RESOLUTION 2025-04

“Exhibit A”

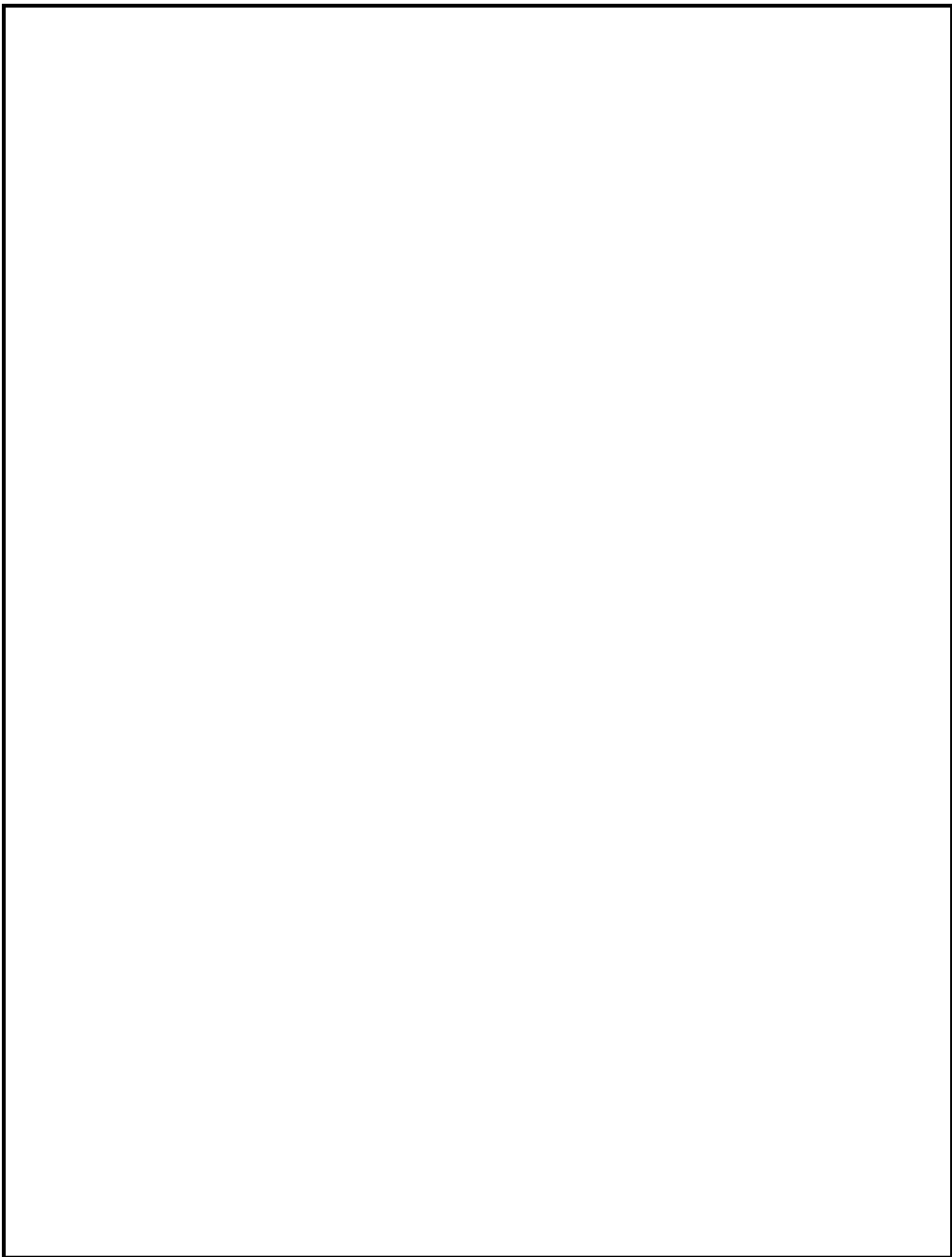
DB-4 Oak Street Building

| Asset # | Asset Description | Date in Service | Cost | Depreciation | Book Value |
|----------------|---|------------------------|-------------------|---------------------|-------------------|
| 663 | Donaldson Building-DB3 | 10/17/01 | 300,927.65 | 266,822.60 | 34,105.05 |
| 732 | 6' Chain Link Fence | 10/31/03 | 8,664.00 | 8,664.00 | 0.00 |
| | Heater Installations & Improvements | | | | |
| 805 | | 12/31/05 | 12,337.00 | 12,337.00 | 0.00 |
| 898 | Installation of Gutters | 1/31/06 | 2,879.00 | 2,879.00 | 0.00 |
| 900 | Signs at DB3 & DB4 | 12/31/06 | 4,218.83 | 4,218.83 | 0.00 |
| | HVAC -air conditioner unit spaces 7 & 8 | | | | |
| 1083 | | 2/23/11 | 1,515.18 | 1,515.18 | 0.00 |
| | Building Improvements - Amps and | | | | |
| 1220 | Circuits | 7/14/15 | 4,894.24 | 4,894.24 | 0.00 |
| | TOTAL | | 335,435.90 | 301,330.85 | 34,105.05 |

CFO/Auditor Certification: _____

Nick Kooiker

Date





AGENDA REPORT

TO: Port Commission

FROM: Tim Arntzen

MEETING DATE: 02/25/25

AGENDA ITEM: 2025-2026 CEO Goal #3, Vista Field Institutional User Report

I. REFERENCE(S): Resolution 2025-05

II. FINANCIAL IMPACT: n/a

III. DISCUSSION: The commission has established a goal for the CEO consisting of providing a plan for identification and recruitment of an institutional user for Vista Field. The commission recognized the importance of such a user and its addition to the vitality of the mixed-use community. Not only is Vista Field an area where people can live, but according to DPZ and the community which provided comments for the port's master plan, the site should also be home to appropriate businesses and institutions which provide employment opportunities. In short, the commission wisely acknowledged that the right institutional user would boost the vitality and vibrancy of the port's New Urbanist community.

Motion: I move approval of the Vista Field Institutional User Report as presented. I also move approval of the 2025-2026 CEO Goal #3, established by the commission; and authorize the Port Chief Executive Officer to take all action necessary in furtherance hereof.

PORT OF KENNEWICK

RESOLUTION No. 2025-05

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK
APPROVING THE VISTA FIELD INSTITUTIONAL USER REPORT***

WHEREAS, the commission has established a goal for the CEO consisting of providing a plan for identification and recruitment of an institutional user for Vista Field; and

WHEREAS, the commission recognizes the importance of such a user and its addition to the vitality of the mixed-use community; and

WHEREAS, the port CEO, in furtherance of a commission goal, has submitted a report (the Report) for identification and recruitment of an institutional user at Vista Field; and

WHEREAS, the commission approves of and accepts the Report as presented; and

NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby ratifies and approves the Report for identification and recruitment of an institutional user at Vista Field.

BE IT FURTHER RESOLVED that the Commissioners hereby approve and accept the Report for 2025-2026 CEO Goal #3.

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 25th day of February 2025.

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

By: _____

SKIP NOVAKOVICH, President

By: _____

KENNETH HOHENBERG, Vice President

By: _____

THOMAS MOAK, Secretary

Potential Institutional Users



CEO Goal

“Present a plan for identification and recruitment of one **institutional user** at Vista Field (municipality, college, etc.)”



VISTAFIELD

TRIDEC (Tri-City Development Council)

- Regional Development Authority
- MOU with Port for Vista Field recruitment

“Building institutional user(s) at Vista Field will provide a base of employees and guests that want to go to (restaurants like) Kuki Izakaya for lunch and check out the market (and other events) at the Southern Gateway. These institutions will open up the next level of businesses and services available at Vista Field.”

Karl Dye, TRIDEC CEO



VISTAFIELD

Identification of Potential Users

- Government Agency
- Mass Transportation
- Hospitals/Medical Facilities
- Universities/Schools
- Public Facilities
- Appropriate Non-Profit Agency/Service Buildings
- Financial Institutions
- Athletic Complexes
- Civic, Philanthropic, or Fraternal Organizations
- Other Uses as Appropriate/Identified by Commission



Matt Lambert, DPZ Analysis



VISTAFIELD

Government Agency Offices:

- **Fire Station:** already nearby; so no need
- **Police Station:** not along main streets, but at or near Pavilions makes sense
- **Other Agency:** not on main streets, maybe on Vista Field Boulevard. Parking could be a concern



Matt Lambert, DPZ Analysis

Mass Transportation:

- Very Desirable. Location to be considered with route



VISTAFIELD



Matt Lambert, DPZ Analysis



VISTAFIELD

Hospitals/Medical Facilities:

- Large facilities not generally desirable. Okay along West Deschutes Avenue and some locations along Vista Field Boulevard that would be okay
- Nice to have small dentists, ortho, or small clinics



Matt Lambert, DPZ Analysis

Universities branch/schools with housing:

- Excellent upper story use in main street buildings
- Not good ground floor use
- Classrooms and dorms would work well along Vista Field Boulevard



VISTAFIELD



Matt Lambert, DPZ Analysis

Public Facilities:

- Yes. Cultural facilities are excellent. Great on civic spaces like Daybreak Commons or the two other parks at NE and SE of site
- Small theater, black box, dance studio, music school, etc., not a large one



VISTAFIELD



Matt Lambert, DPZ Analysis

Appropriate Non-Profit Agencies:

- Good fit for upper stories Arts non-profits are good integrated into main street areas



VISTAFIELD



Matt Lambert, DPZ Analysis

Financial Institutions:

- Convenient but not critical
- Drive-throughs are a concern



VISTAFIELD



Matt Lambert, DPZ Analysis

Community Centers:

- Depends on scale
- Not great on main street, maybe on civic space



VISTAFIELD



Matt Lambert, DPZ Analysis

Athletic Complexes:

- Not room for this and Lawrence Scott Park is already nearby



VISTAFIELD



Matt Lambert, DPZ Analysis

Civic, Philanthropic, Fraternal Organizations:

- Similar to non-profits, not great on main streets ground floor, fine on upper floors or in specific areas



VISTAFIELD



Matt Lambert, DPZ Analysis

Other uses:

- Small athletic uses can be good; small gyms, Pilates or yoga studios, etc.; good in small amounts along main street district. Maybe a few in other specific areas



Recruitment of Potential Users

- Staff pursues identified users
- Staff then establishes dialogue with potential users

As with any planning document, this “guidepost” would be considered a living document, subject to variation over time based upon on-the-ground situations as they evolve.



Questions?

