

To continue to provide public access to meetings, Port of Kennewick will provide telephonic, video access, and in-person participation options to the public:

To participate by telephone, please call in at: [1-866-899-4679](tel:1-866-899-4679) Access Code: 729-116-053  
Or, join on-line at the following link: <https://meet.goto.com/729116053>

## **AGENDA**

### **Port of Kennewick**

#### **Regular Commission Business Meeting**

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

June 24, 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 June 13, 2025
  - B. Approval of Warrant Register Dated June 24, 2025
  - C. Approval of Regular Commission Meeting Minutes June 10, 2025
- VI. PRESENTATION**
  - A. Clover Island Inn Update, Gurdeep (Zeal) Bains (**TIM**)
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Vista Field (**AMBER**)
  - B. Kennewick Waterfront Update (**TANA/DAVID/AMBER**)
  - C. CEO Report (if needed)
  - D. Commission Meetings (formal and informal meetings with groups or individuals)
  - E. Non-Scheduled Items  
(**LISA/BRIDGETTE/TANA/NICK/AMBER/LARRY/MICHAEL/DAVID/CAROLYN/TIM/KEN/TOM/SKIP**)
- VIII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IX. ADJOURNMENT**

***PLEASE SILENCE ALL NOISE MAKING DEVICES***



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

**DRAFT**

**JUNE 10, 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

**Staff Members:** Tim Arntzen, Chief Executive Officer  
Nick Kooiker, Deputy Chief Executive Officer/CFO  
Larry Peterson, Director of Planning  
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 (via telephone)  
David Phongsa, Marketing/Capital Projects Coordinator (via telephone)  
Carolyn Lake, Port Counsel (via telephone)

## **PLEDGE OF ALLEGIANCE**

Mr. Peterson led the Pledge of Allegiance.

## **PUBLIC COMMENT**

No comments were made.

## **CONSENT AGENDA**

- A. Approval of Direct Deposit and E-Payments Dated May 16, 2025**  
Direct Deposit and E-Payments totaling \$98,176.84
- B. Approval of Warrant Register Dated May 23, 2025**  
Expense Fund Voucher Number 106928 through 106960 for a grand total of \$183,334.14
- C. Approval of Regular Commission Meeting Minutes May 13, 2025**
- D. Approval of Direct Deposit and E-Payments Dated June 3, 2025**  
Direct Deposit and E-Payments totaling \$171,196.21
- E. Approval of Warrant Register Dated June 10, 2025**  
Expense Fund Voucher Number 107001 through 107036 for a grand total of \$146,939.56
- F. Approval of BlueChart Feasibility Extension: Resolution 2025-13**

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 10, 2025 MINUTES

**DRAFT**

---

**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 Daybreak Commons, Justin Weathermon & Joshua Tripp of Place Landscape Architecture*

Mr. Peterson gave a brief overview of the two-acre parcel known as Daybreak Commons and stated the Port Commission allocated \$1,500,000 in the 2025-2026 Budget for phase 1 improvements. Mr. Peterson introduced the design team of Joshua Tripp and Justin Weathermon from Place Landscape Architecture.

Mr. Tripp presented three design concepts for the overall design of Daybreak Commons (*Exhibit A*). Mr. Tripp stated the concepts include historical elements from Vista Field.

Mr. Peterson inquired which concept the Commission would like to move forward with: the urban park with the propeller “Concept A”, the urban runway “Concept B”, or the preferred rolling landscape “Concept C”.

Commissioner Moak likes the preferred Concept C with the rooms and thinks the flow is better. Commissioner Moak inquired if the team looked at the views for seating so that people could see the mountains.

Mr. Tripp said once the concept is chosen, then the team will consider the view opportunities throughout the site.

Commissioner Hohenberg agrees with Commissioner Moak about Concept C and likes the green space and walking paths. As the team reviews the elements, Commissioner Hohenberg believes lighted pathways could be a nod to the history of the airport runway.

Mr. Tripp stated there are a lot of opportunities to celebrate the history of the airport with the art panels as well.

Commissioner Novakovich would like to see if the propeller from Concept A could be incorporated into Concept C, along with a place for playground equipment in the future. Additionally, Commissioner Novakovich would like to see history preserved.

Commissioner Moak believes there are other opportunities to incorporate history throughout the development and would like this to be a fun and enjoyable park and does not believe this area needs to be the one that tells the history of Vista Field.

Mr. Peterson confirmed the Commission consensus is Concept C with the inclusion of subtle aviation elements.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 10, 2025 MINUTES

**DRAFT**

---

The Commission agreed with Mr. Peterson's statement.

Mr. Tripp thanked the Commission for the direction and the team will start refining the design and ensuring the costs align with the project and budget.

Commissioner Moak would like to see the design team factor in how the park will look in all seasons.

Mr. Tripp stated the design will factor in all seasons and mother nature and include a careful balance of plant selection.

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### A. *Kennewick Waterfront*

#### 1. *Clover Island Drive Emergency Project Update*

Mr. Arntzen stated a few weeks ago there a washout on the causeway due to rain, which was deemed an emergency. Mr. Arntzen and Mr. Kooiker conferred with Ms. Lake on the emergency process; however, after further review of the area, it has been downgraded from emergency status. Mr. Boehnke and Mr. Peterson have been working with a civil engineer, and it was determined it will require a small repair. Staff will bring back a Resolution to repair the affected area for Commission consideration.

Mr. Peterson stated after further investigation, it looks to be a cosmetic issue where there was undercutting of the asphalt. The roadway is intact, and a civil engineer has assessed the area and believes adding rock and burlap is needed to fill the void created by the rain. Staff will continue to research the area to see why this happened.

### B. *Oak Street*

#### 1. *Oak Street Fire Reconstruction Project Update*

Mr. Peterson gave a brief history of the Oak Street fire reconstruction project at 1328 East 3<sup>rd</sup> Avenue and stated the Commission opted to accept the insurance proceeds, for select demolition and rebuild (*Exhibit B*). Mr. Peterson stated the project has been completed and the Port was able to create a 4-bay maintenance shop with secured storage.

Mr. Boehnke stated the Port was able to turn a negative situation into a positive outcome and stated the shop will help support the maintenance team in many ways.

### C. *CEO Report*

Mr. Arntzen reported on the following:

- Working with staff on a list of small Port projects for David Robison;
- The Swallows, a protected bird, have started nesting at the Lighthouse, which means the Port is unable to clean the lighthouse until the breeding season is over;
- The Port is contracting with Advanced American Diving to review how to move forward with removing the two remaining pilings at the Cedars dock;



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 10, 2025 MINUTES

**DRAFT**

---

- Mr. Boehnke is working with Kevin Ritz of the North West School of Wooden Boat Building, to schedule an inspection on the marina electrolysis assessment;
- The Port is celebrating Ms. Hanchette's 12<sup>th</sup> work anniversary and Mr. Boehnke's 18<sup>th</sup> work anniversary;
- The City of Richland city manager and deputy city manager requested a meeting to discuss projects and opportunities for collaboration. Mr. Arntzen met with City staff and stated that the Commission set the 2025-2026 budget but invited the City to make a presentation to the Commission to discuss a potential partnership.

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

Commissioners reported on their respective committee meetings.

## ***E. Non-Scheduled Items***

Commissioner Moak stated recently there has been some news regarding a neighboring Port district, where tenants are tapping into City water and inquired if the Port checks our tenants' utilities.

Mr. Peterson stated to our knowledge, our tenants are not connected to water meters illegally. The City has installed new meters in the Port district over the past several years.

## **PUBLIC COMMENTS**

Cal Coie, Kennewick. Mr. Coie stated that when the causeway washout happened, Mr. Coie reached out to the Port. The washout was very visible, and material kept sloughing off into the boat basin. Mr. Coie has lived in the area for a very long time and has never seen it rain that hard. Mr. Coie stated the guardrail is no longer viable and a safety hazard and needs to be repaired immediately.

No further comments were made.

## **COMMISSION COMMENTS**

No comments were made.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 10, 2025 MINUTES

**DRAFT**

---

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:43 p.m.

***APPROVED:***

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

---

*Skip Novakovich, President*

---

*Kenneth Hohenberg, Vice President*

---

*Thomas Moak, Secretary*

## ***PORT OF KENNEWICK***

### **RESOLUTION No. 2025-13**

#### ***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING A FEASIBILITY PERIOD EXTENSION WITH BLUECHART, LLC***

**WHEREAS**, the Port Commission entered into a Reservation & Takedown Agreement and Phase One Purchase and Sale Agreement with BlueChart LLC on March 25, 2025 to construct single family attached and detached homes over multiple phases throughout the Port's Vista Field redevelopment project; and

**WHEREAS**, a 90-day feasibility period was established in the Phase One purchase and sale agreement allowing the port to collaborate with BlueChart on a Phase One Approved Development Plan; and

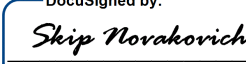
**WHEREAS**, BlueChart LLC requests an additional 60-day extension to the feasibility period in order to refine details for the first phase of home designs and infrastructure in Vista Field.

**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 execute an Amendment to extend the feasibility period for Phase One by 60 days.

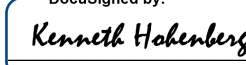
**BE IT FURTHER RESOLVED** that the Port of Kennewick Board of Commissioners hereby ratify and approve all action by port officers and employees in furtherance hereof; and authorize the Port Chief Executive Officer to take all action necessary in furtherance hereof.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 10th day of June, 2025.

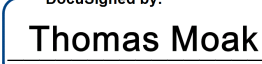
#### ***PORT of KENNEWICK BOARD of COMMISSIONERS***

By:   
0E53A30E1C8E442...

SKIP NOVAKOVICH, President

By:   
89F77EAC8921416...

KENNETH HOHENBERG, Vice President

By:   
A35176A2D2CD413...

THOMAS MOAK, Secretary

## **FIRST AMENDMENT OF PURCHASE AND SALE AGREEMENT**

This FIRST AMENDMENT OF PURCHASE AND SALE AGREEMENT (this “First Amendment”) is entered into this 10th day of June, 2025 (the “Effective Date”) by and among the PORT OF KENNEWICK, a Washington municipal corporation (as “Seller”), and BLUECHART, LLC, a Washington State Limited Liability Company (as “BlueChart”), who are hereinafter singularly referred to as a “Party” or collectively as the “Parties.”

### **RECITALS**

WHEREAS, Seller and BlueChart previously entered into a Purchase and Sale Agreement, dated April 1, 2025, related to real property described in Section 1 therein (the “Purchase and Sale Agreement”); and

WHEREAS, since the execution of the Purchase and Sale Agreement the Parties have been working together on a Development Plan for Phase One amenities, materials, parcel layout and preliminary home elevations; and

WHEREAS, Section 4.1.1 contains a ninety (90) day period for the Feasibility Study Period; and

WHEREAS, BlueChart has requested day 60-day extension of this period to refine elements of the Phase One design and allow the Port of Kennewick team time to estimate costs for the proposed elements; and

WHEREAS, pursuant to Section 4.1.1 of the Purchase and Sale Agreement the Parties must agree on a course of action for an Approved Development Plan prior to expiration of the feasibility period; and

WHEREAS, the Parties wish to amend the Purchase and Sale Agreement as it relates to the extension of the Feasibility Study Period; and

NOW, THEREFORE, based on the foregoing Recitals, the Parties agree as follows:

### **AGREEMENT**

1. Recitals. The Recitals set forth above are hereby incorporated into this First Amendment by this reference.
2. Purchase and Sale Agreement. The Purchase and Sale Agreement described in the Recitals above is incorporated by reference into this First Amendment as though written in full and shall, except as otherwise specifically modified herein, remain in full force and effect.
3. Amendments to Purchase and Sale Agreement. The Purchase and Sale Agreement shall be amended to allow a sixty (60) day extension of the existing ninety (90) day Feasibility Study Period.
  - 3.1 Section 4.1.1 is hereby amended as follows:

During the period beginning at the Effective Date and ending ~~ninety (90)~~ one hundred fifty (150) days therefrom but in any event no earlier than the date an Approved Development Plan has been mutually approved by Purchaser and Seller and attached hereto as Appendix D (the “***Feasibility Study Period***”), Purchaser may conduct a review with respect to the Property and satisfy itself with respect to the condition of and other matters related to the Property and its suitability for Purchaser’s intended use (the “***Feasibility Study***”). The Feasibility Study may include all inspections and studies Purchaser deems

4. Further Acts and Documents. The Parties shall execute any and all further documents, instruments, and other conveyances and agreements, and shall do all acts, which may be necessary or appropriate to fully implement the provisions of this First Amendment.
5. Construction. In the event of any conflict, inconsistency or ambiguity between the terms of the Agreement and this First Amendment; the terms of this First Amendment shall govern and control. Any terms that are capitalized in this First Amendment but not defined in this First Amendment that are capitalized and defined in the Agreement shall have the same meaning for purposes of this First Amendment as they have for purposes of the Agreement. The descriptive headings in this First Amendment are for convenience only and will not control or affect the meaning or construction of any provision of this First Amendment.
6. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and shall constitute one and the same instrument.
7. Authority. Each of the undersigned represents and warrants that he/she has the authority to bind the entity for which he/she is executing this Agreement.

[Remainder of page left intentionally blank. Signature page to follow.]

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the Effective Date set forth above.

**SELLER:**

**PORT OF KENNEWICK, a Washington  
Municipal corporation, by authority of its Commissioners**

By: \_\_\_\_\_  
Tim Arntzen, Chief Executive Officer

Approved:

Approved as to Form:

\_\_\_\_\_  
Nick Kooiker, Chief Financial Officer

\_\_\_\_\_  
Taud Hume, Port Counsel

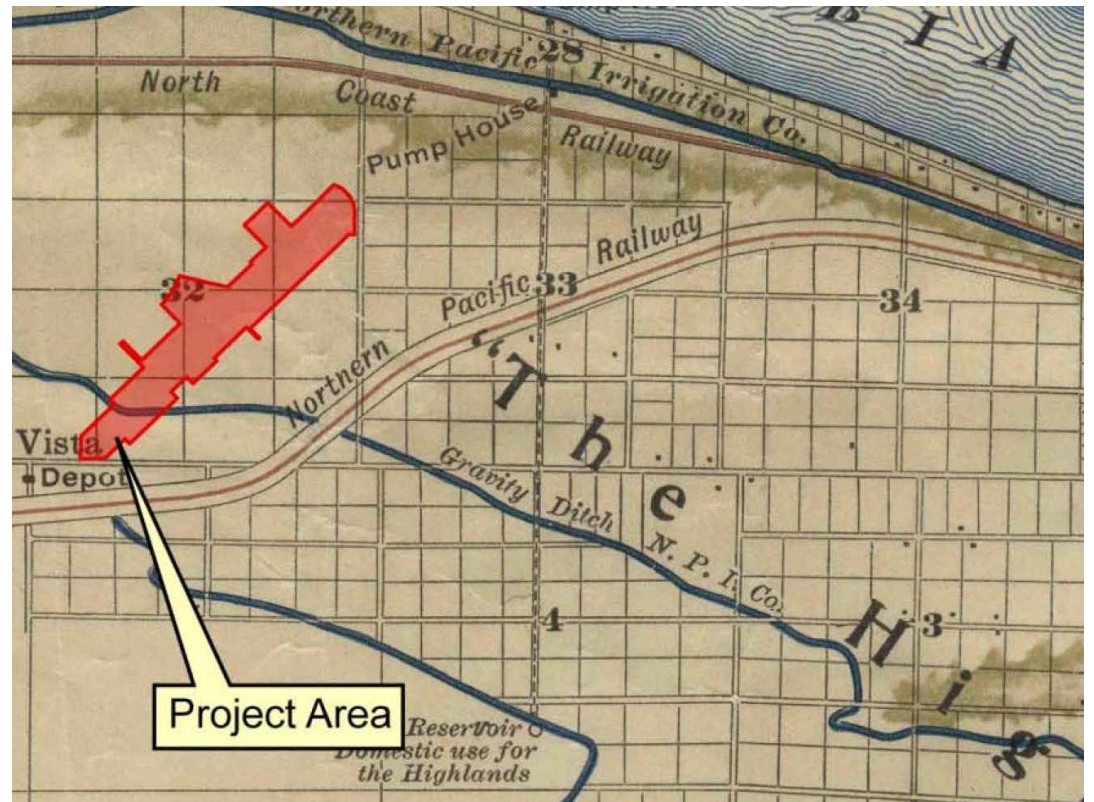
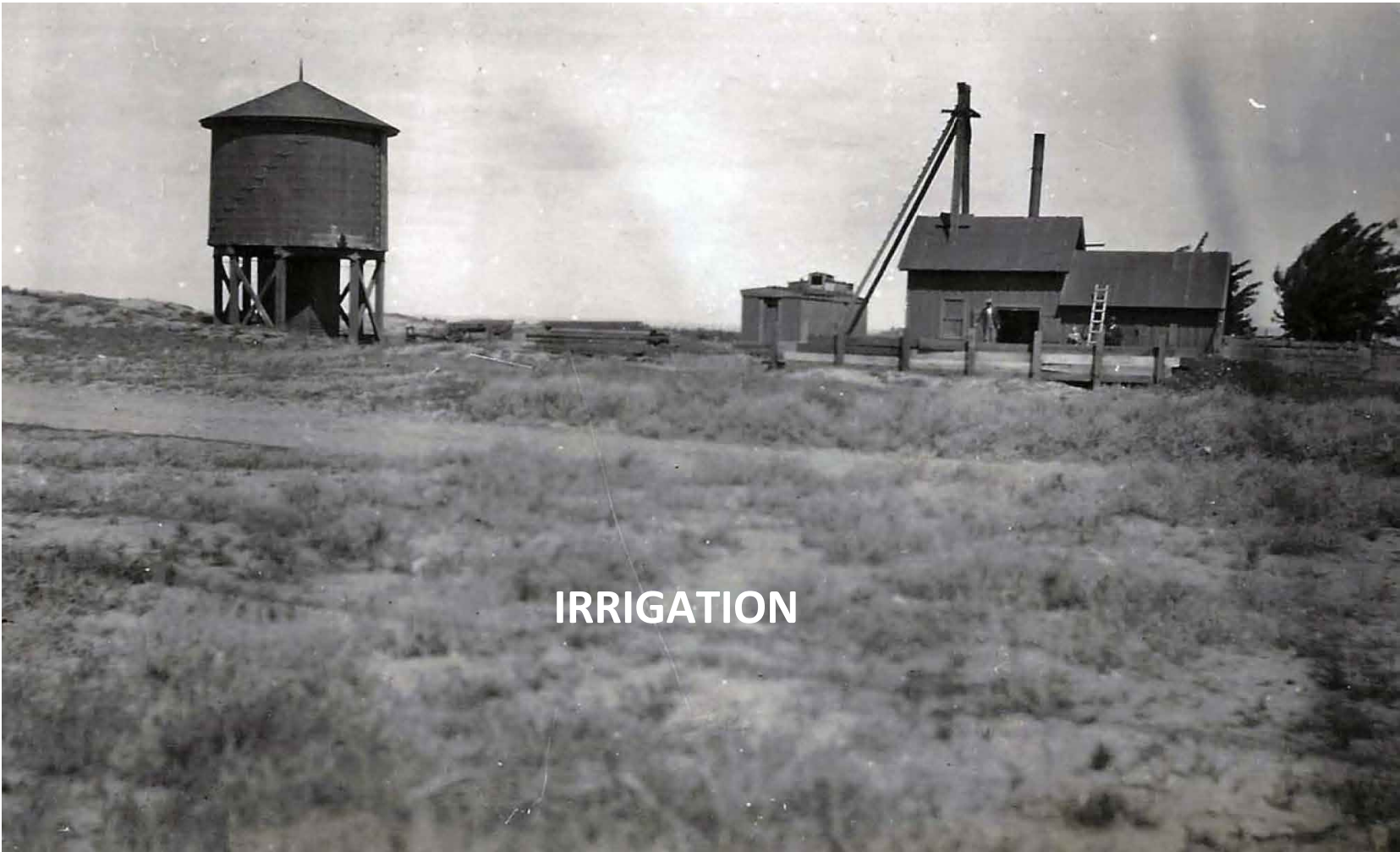
**PURCHASER:**

**BLUECHART, LLC, a Washington  
limited liability company**

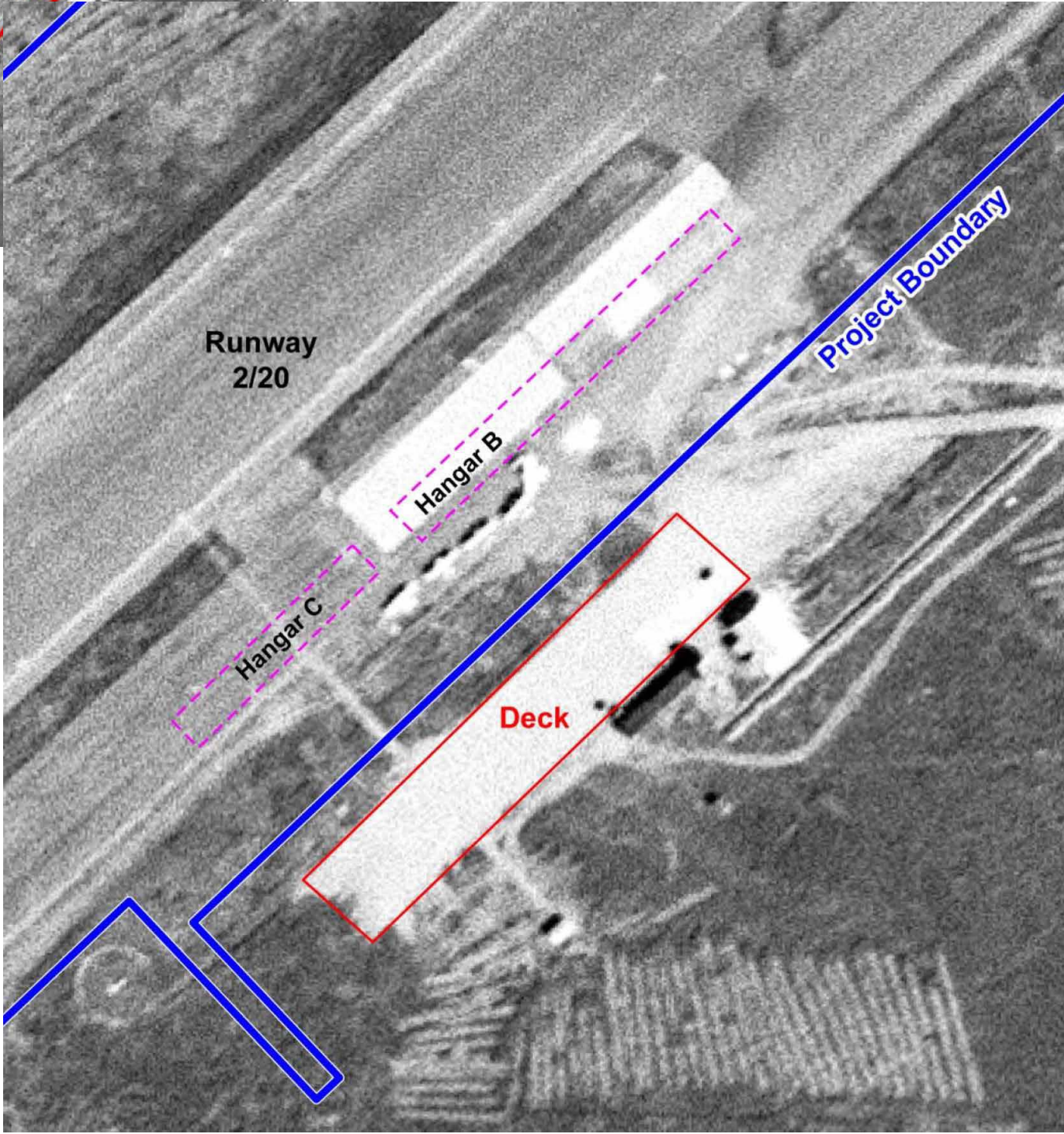
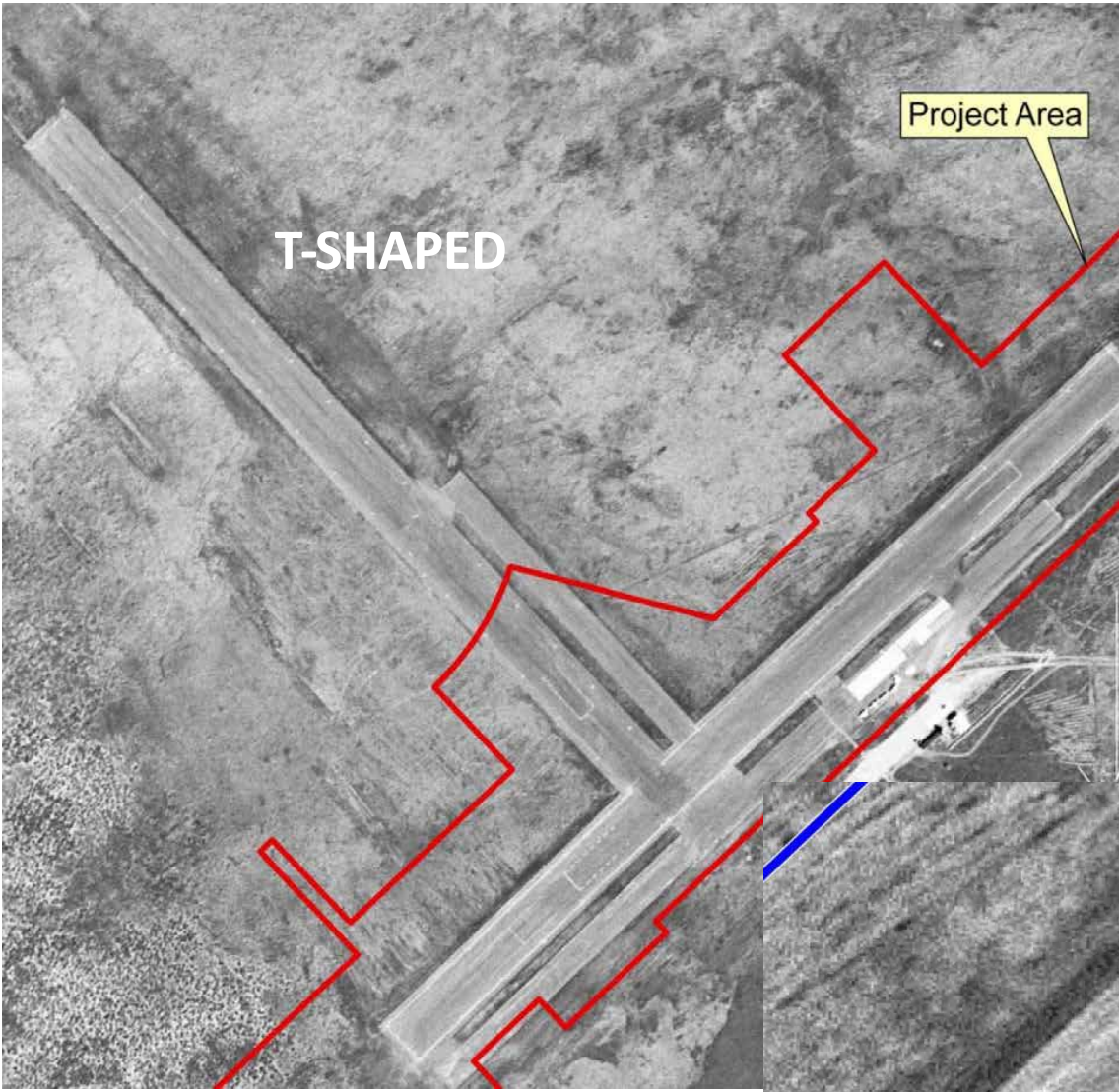
By: \_\_\_\_\_  
Levi Holmes  
Its: Member

By: \_\_\_\_\_  
Benjamin Paulus  
Its: Member

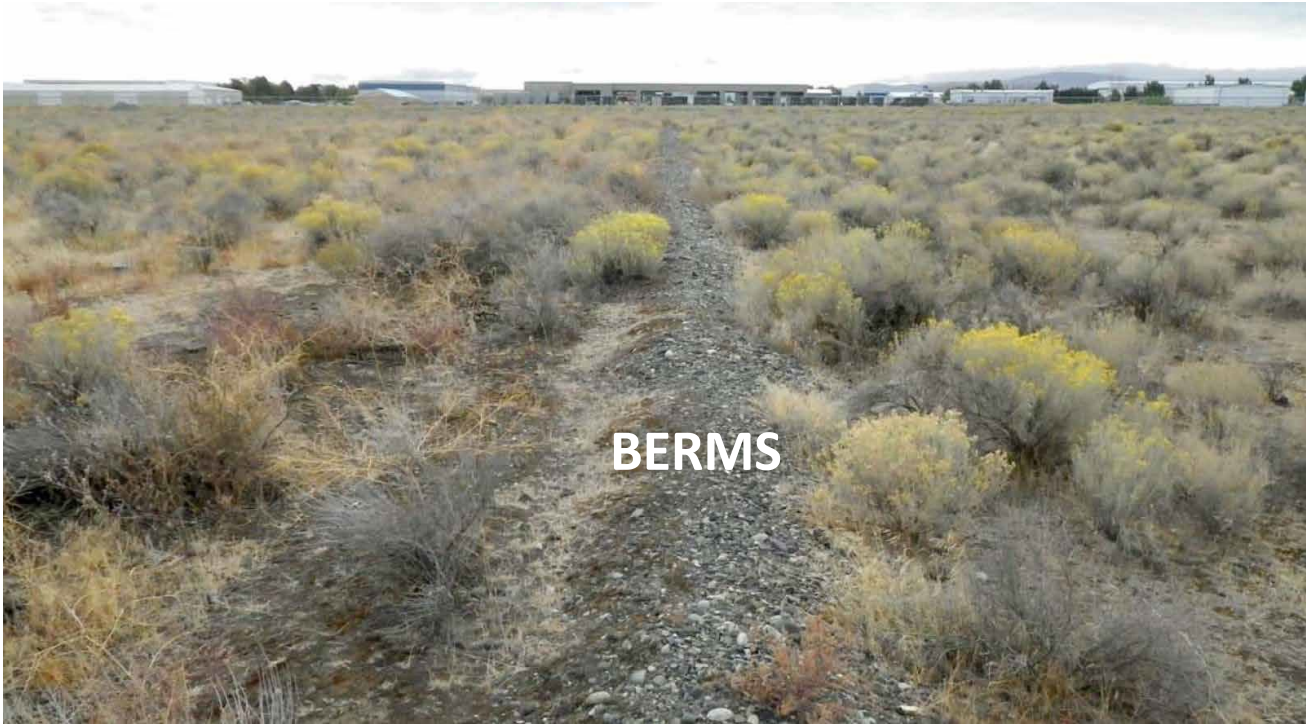
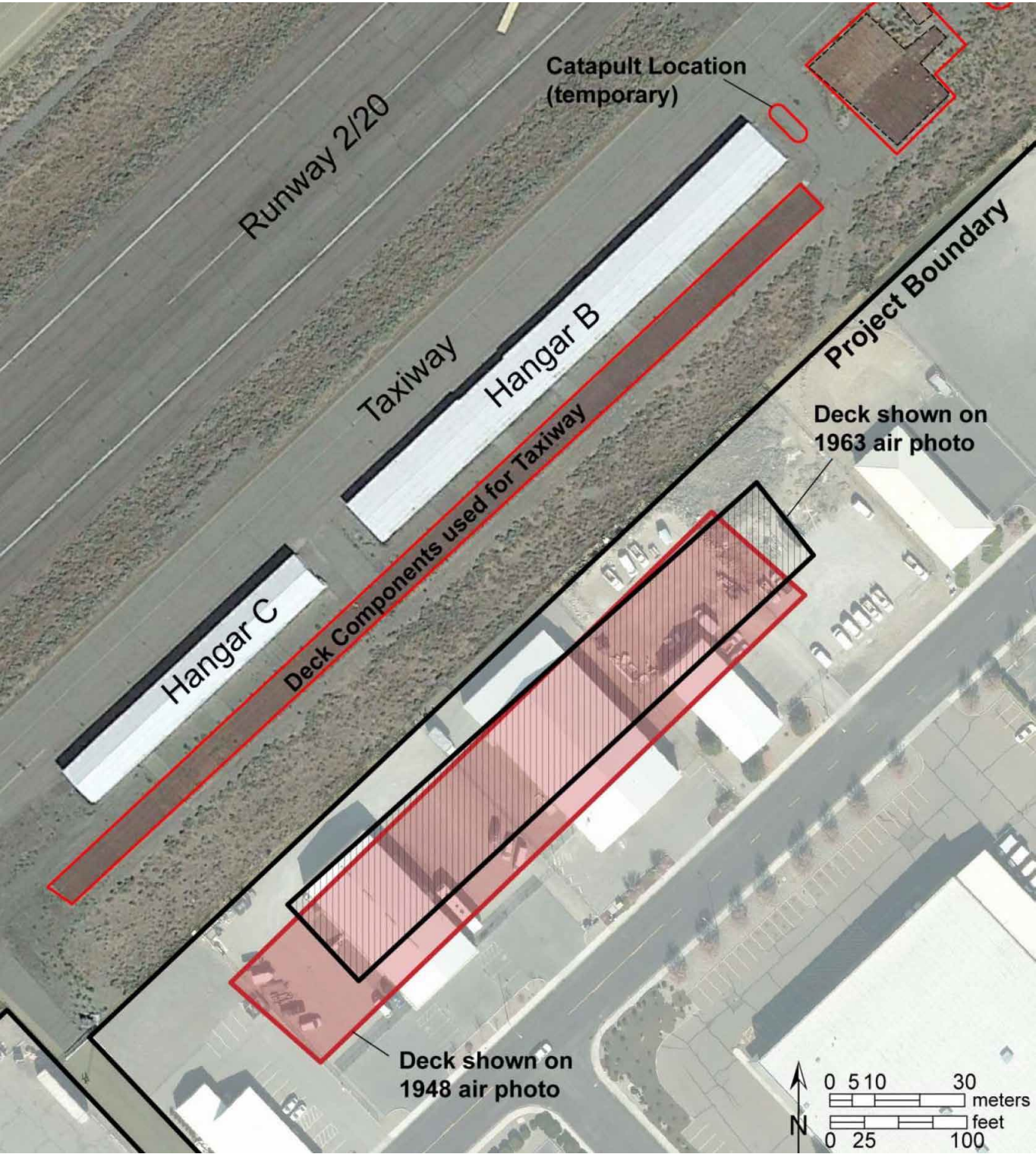




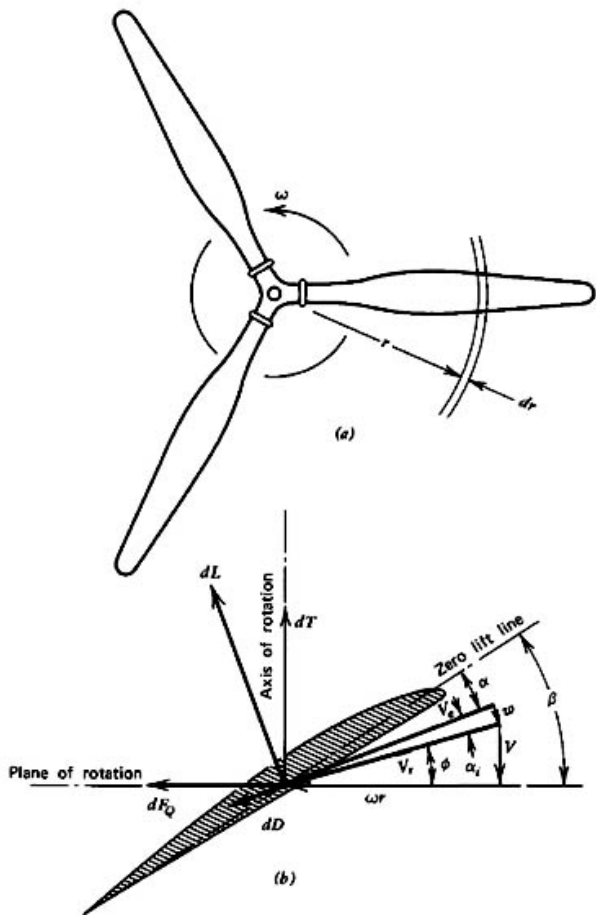
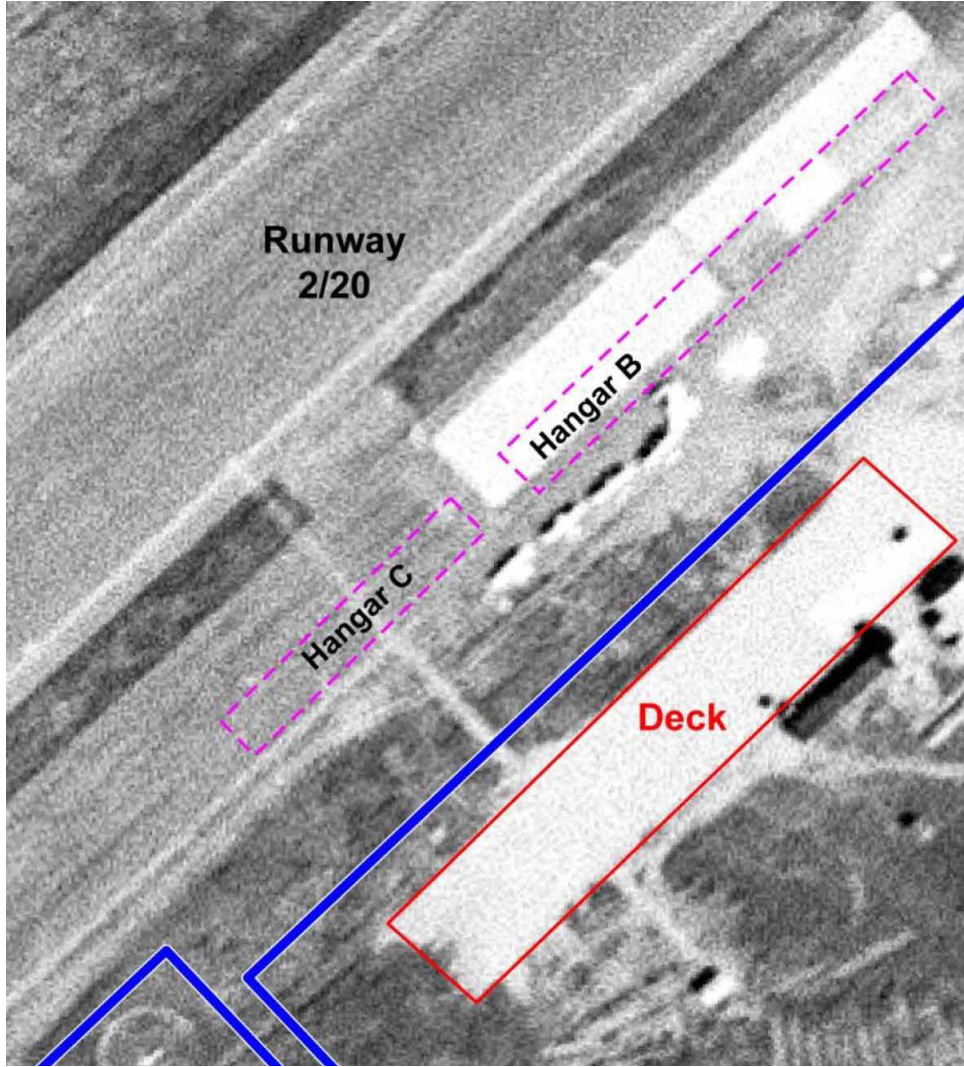




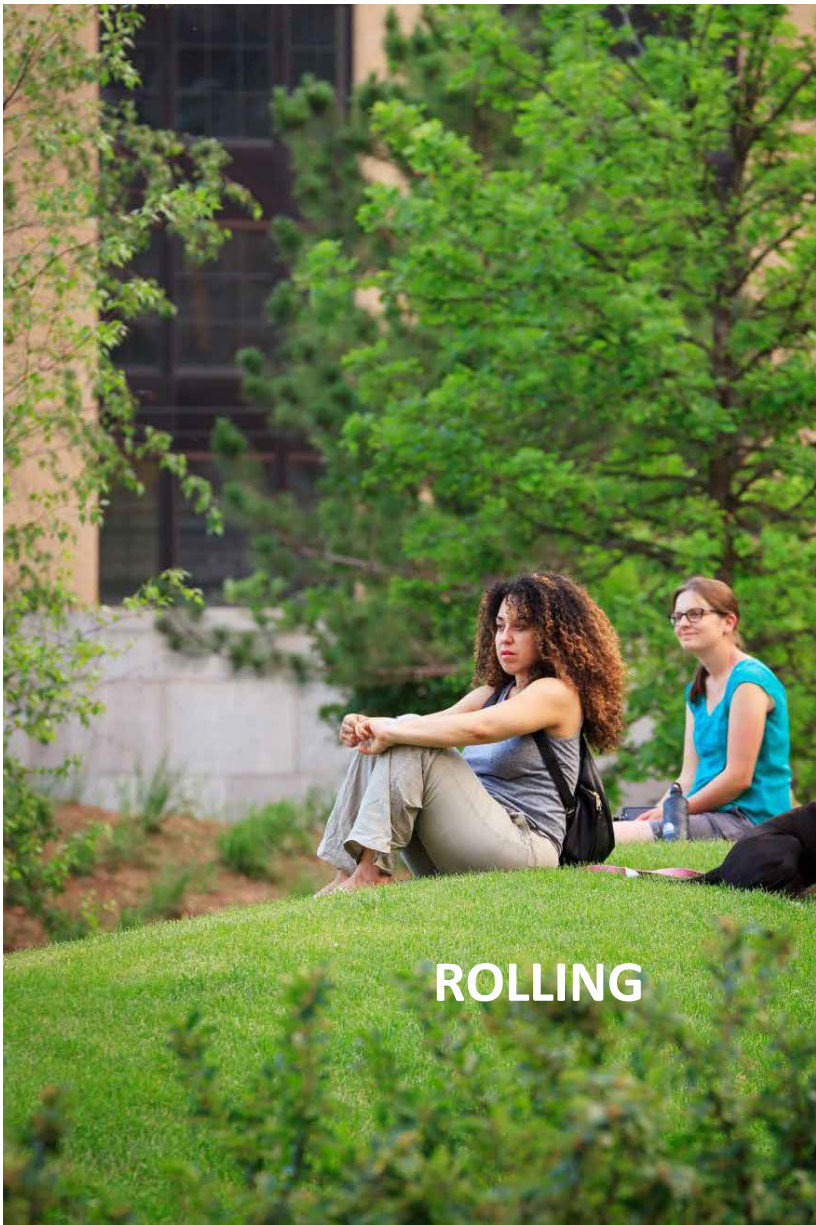
















SIGNAGE



STREET-SCAPE



STRUCTURE



TURF

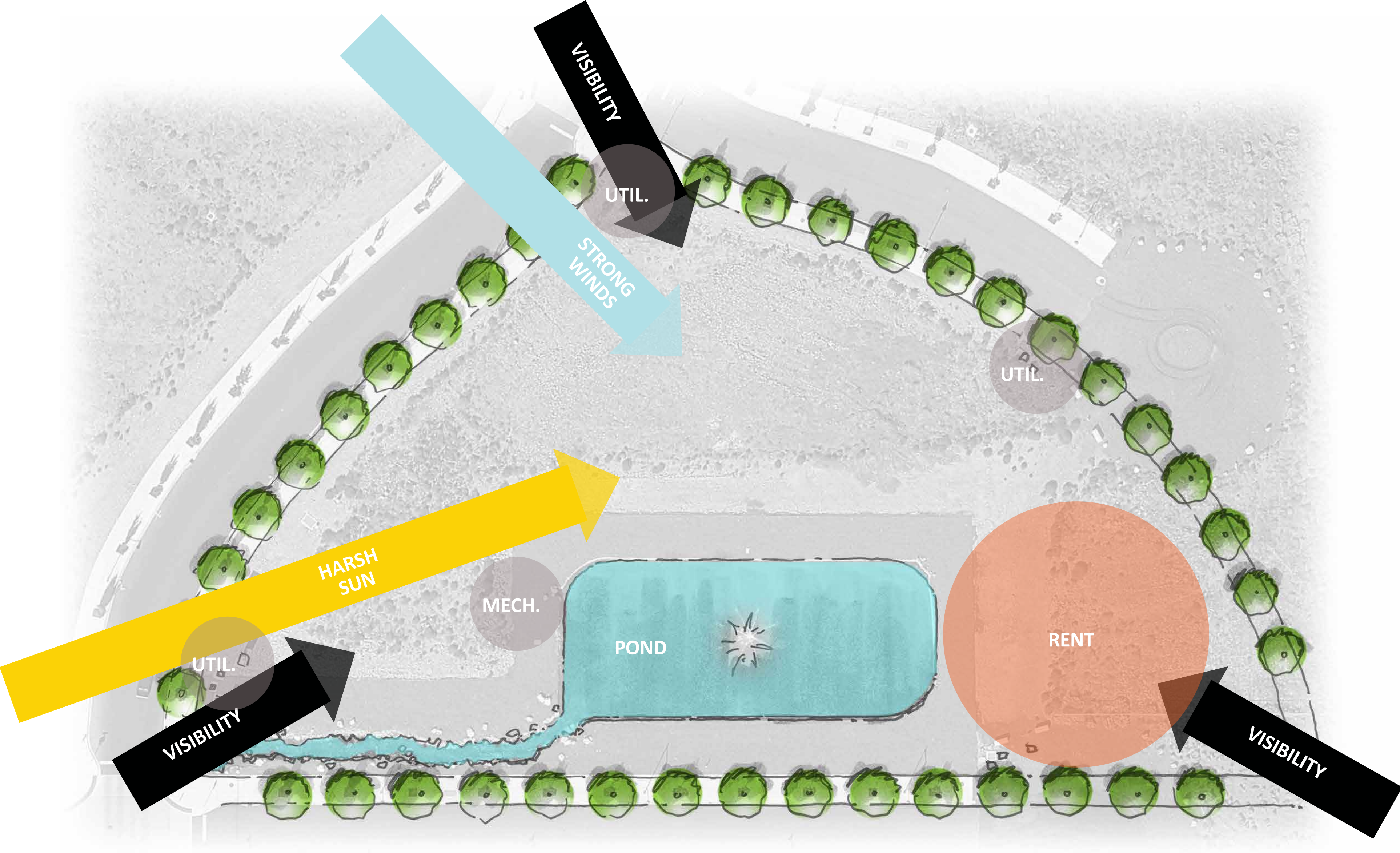


HISTORIC OBJECTS

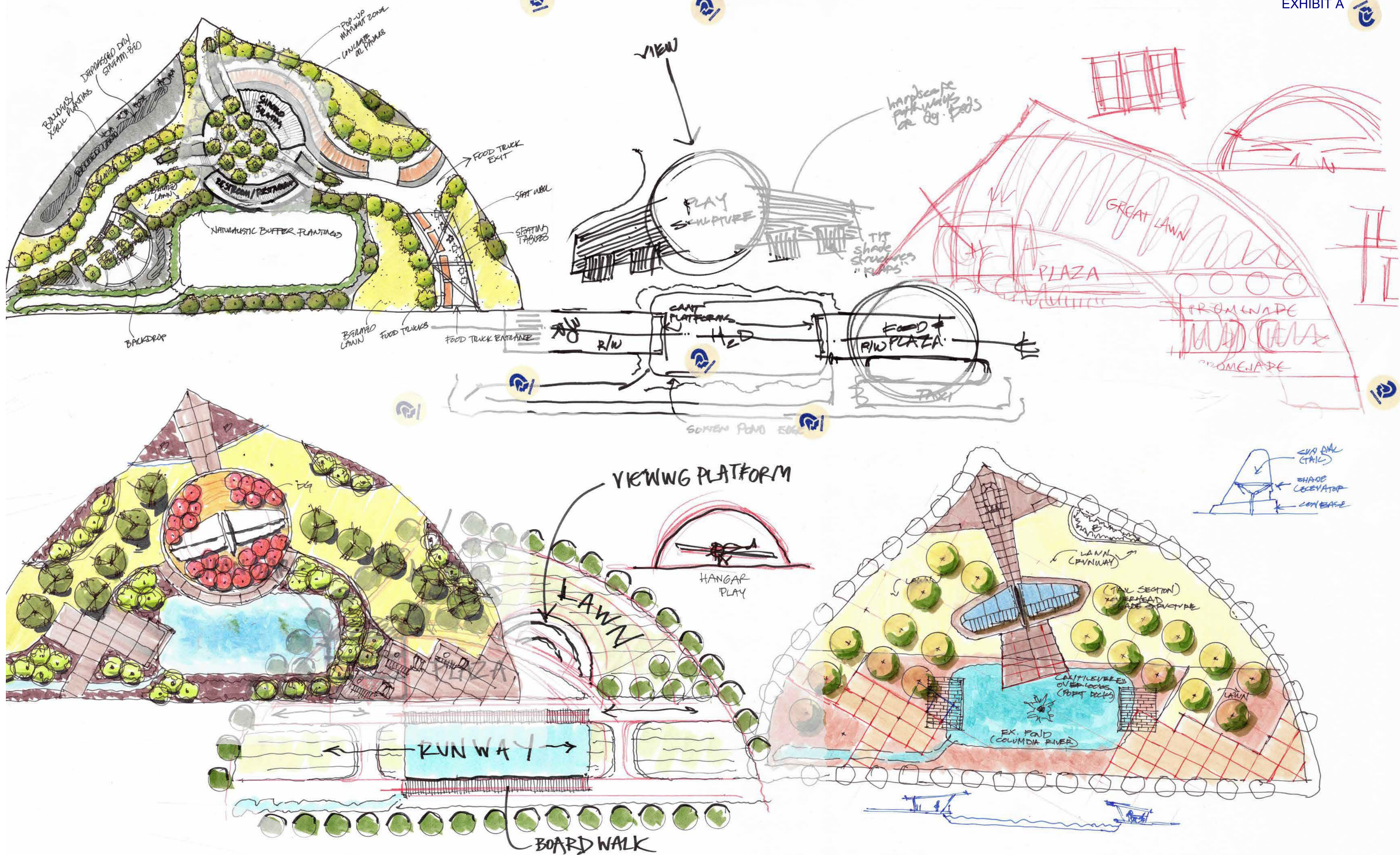










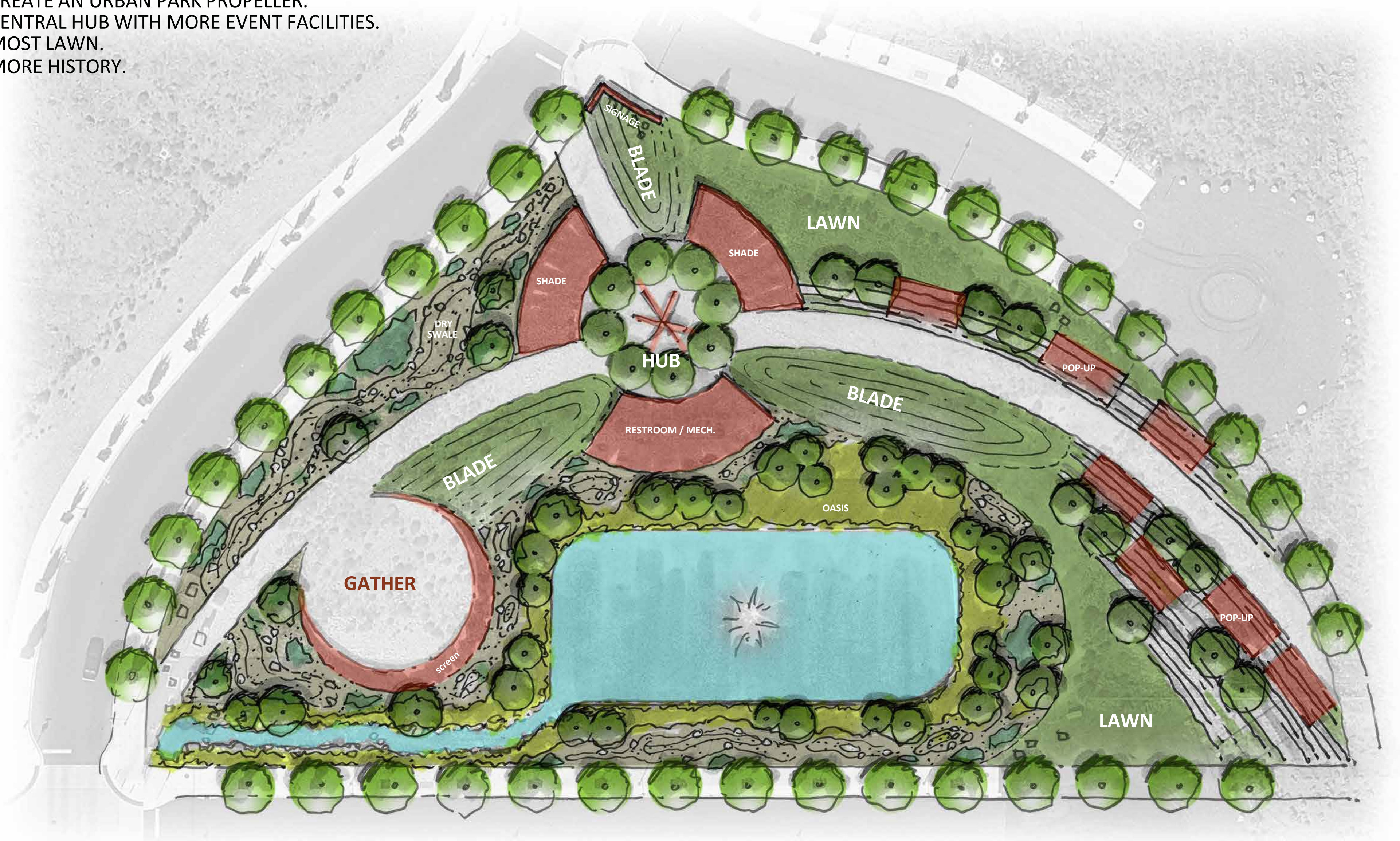








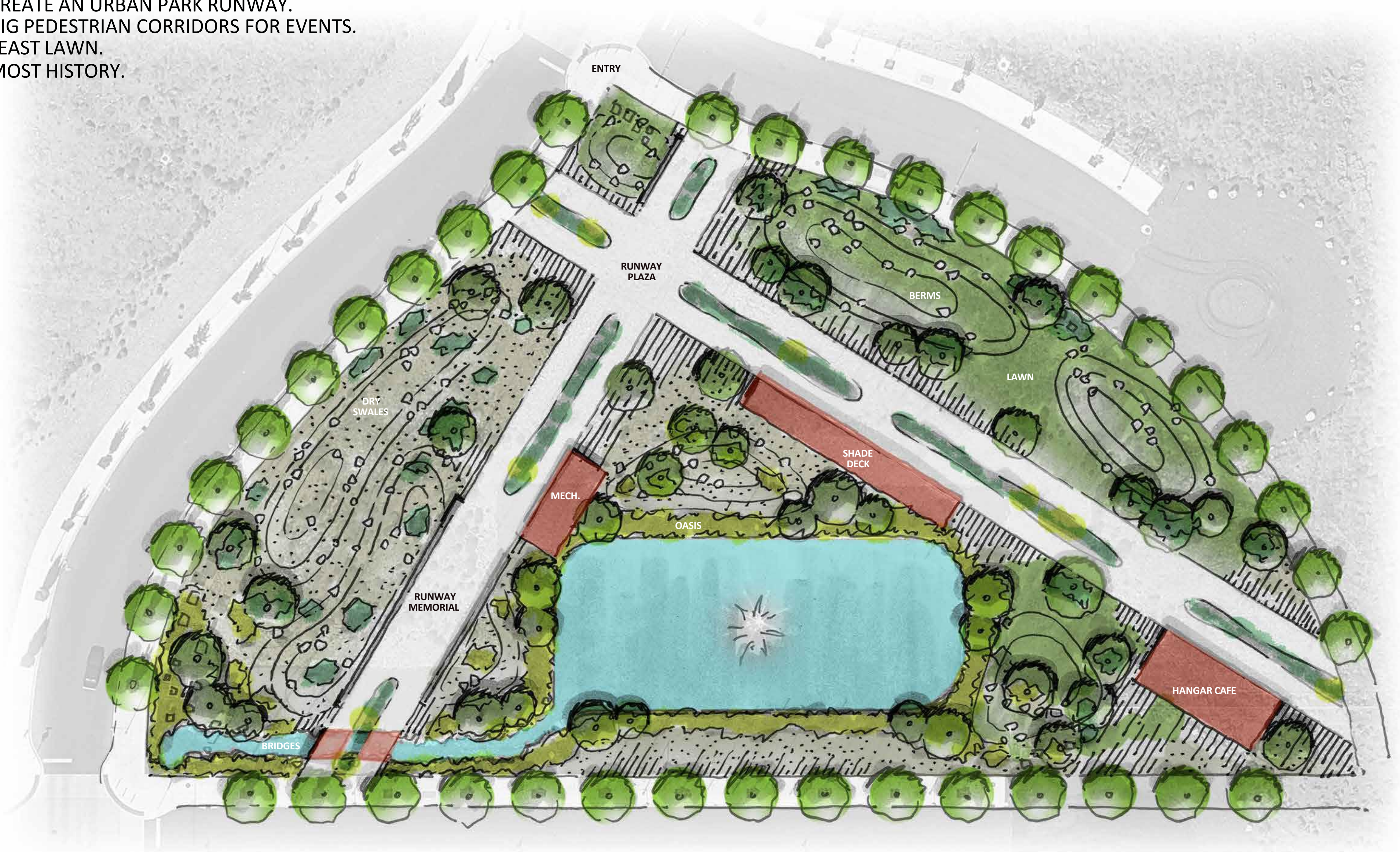
- CONCEPT BREAKDOWN-A**
- 1. CREATE AN URBAN PARK PROPELLER.
  - 2. CENTRAL HUB WITH MORE EVENT FACILITIES.
  - 3. MOST LAWN.
  - 4. MORE HISTORY.





**CONCEPT BREAKDOWN-B**

1. CREATE AN URBAN PARK RUNWAY.
2. BIG PEDESTRIAN CORRIDORS FOR EVENTS.
3. LEAST LAWN.
4. MOST HISTORY.





**PREFERRED CONCEPT BREAKDOWN-C**

- 1. ROLLING LANDSCAPE WITH BUILT FEATURES.
- 2. MORE MEANDERING WITH INTIMATE SPACES.
- 3. MORE LAWN.
- 4. LESS HISTORY.





