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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*

July 8, 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 July 2, 2025
  - B. Approval of Warrant Register Dated July 8, 2025
  - C. Approval of Regular Commission Meeting Minutes June 24, 2025
- VI. PRESENTATION**
  - A. ArtsWA Convening (DAVID)
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Vista Field (TIM)
  - B. Kennewick Waterfront (TANA)
  - 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 24, 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  
Tana Bader Inglima, Deputy Chief Executive  
Nick Kooiker, Deputy Chief Executive Officer/CFO (via telephone)  
Larry Peterson, Director of Planning (via telephone)  
Amber Hanchette, Director of Real Estate  
Michael Boehnke, Director of Operations (via telephone)  
Bridgette Scott, Executive Assistant (via telephone)  
Lisa Schumacher, Special Projects Coordinator  
David Phongsa, Marketing/Capital Projects Coordinator

## **PLEDGE OF ALLEGIANCE**

Ms. Hanchette led the Pledge of Allegiance.

## **PUBLIC COMMENT**

No comments were made.

## **CONSENT AGENDA**

***A. Approval of Direct Deposit and E-Payments Dated June 13, 2025***

Direct Deposit and E-Payments totaling \$90,121.29

***B. Approval of Warrant Register Dated June 24, 2025***

Expense Fund Voucher Number 107037 through 107082 for a grand total of \$158,083.95

***C. Approval of Regular Commission Meeting Minutes June 10, 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.*



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 24, 2025 MINUTES

**DRAFT**

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## PRESENTATION

### **A. *Clover Island Inn Update***

Mr. Arntzen gave a brief history on the Clover Island Inn and introduced Gurdeep “Zeal” Bains, a group owner of the Clover Island Inn.

Mr. Baines reported last October, they shut down nearly half of the hotel and fully renovated 75 rooms. They are waiting for Hilton to give the rooms final approval and then they will be furnished. Mr. Baines believes they should be ready to go in August and then they will follow the same schedule for the remaining half. Mr. Baines believes the Inn should be in the Hilton reservation system by May 2026. Additionally, Hilton does not want a full-service restaurant in the hotel, and they have been directing all their guests to the local restaurants. Emerald Spark took over the concert series for 2025 and thanked the Port for sponsorship assistance. Although the concert series is not a big money maker, it is great for the community.

Commission discussion commenced regarding the Inn update and thanked Mr. Bains for his commitment to the Inn and the investment on the island

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### **A. *Vista Field***

Ms. Hanchette stated there is nothing new to report.

### **B. *Kennewick Waterfront Update***

Ms. Bader Inglima reported that the Columbia Gardens restroom is being rewrapped and stated the thicker vinyl did not hold up in the sun (*Exhibit A*).

Ms. Bader Inglima stated staff continues to promote and advertise the lease space at Columbia Gardens. As part of the promotion, Columbia Gardens was featured in an advertorial in Wine Industry Network (<https://www.wineindustrynetwork.com/>). Ms. Hanchette gave a very informative interview, which featured the space and it is great exposure for the development.

Ms. Hanchette stated every year the Port has a tenant feedback meeting and additional signage was requested for the tasting rooms. Ms. Hanchette worked with High Desert Maintenance, who was able to modify the existing trellis and Mustang Signs added the winery names to the trellis (*Exhibit B*).

Ms. Hanchette recently had the opportunity to work with Visit Tri-Cities on a fam (familiarization) tour. Ms. Hanchette gave a tour to 11 people, and focused on Clover Island artwork and Columbia Gardens, the artwork, and the vineyard. Visit Tri-Cities worked with Chris at Nana’s Kitchen for a late breakfast and an interview. This fam tour allowed Visit Tri-Cities to take part in what the developments have to offer and encourage tourists to visit Columbia Gardens and Clover Island.

Mr. Phongsa stated at the tenant meeting, tenants were pleased with the events but asked for a handout to show where everyone is located. Mr. Phongsa created a notepad for tenants with business listings, a walking map, and other amenities with room for tasting notes (*Exhibit C*).



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 24, 2025 MINUTES

**DRAFT**

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Mr. Phongsa reported the Port, Emerald Spark Events, and SOCO Creative District HDKP, held a collaborative event on Clover Island on June 8, 2025, from 4:00 p.m. to 10:00 p.m. The Port hosted booths for our eco-partners, which included Bike Tri-Cities, and Friends of Badger.

## **C. CEO Report**

Mr. Arntzen reported on the following:

- Met with Vijay Patel and Tarran Patel regarding the construction of their new hotel at Vista Field and discussed the expansion of the neighborhood;
- Working with TRIDEC and a large developer interested in a project for our community;
- Staff to staff meetings continue with the City of Kennewick;
- Received a note from Keith Silliman of Retter and Company and will reach out;
- Mr. Boehnke visited Lewiston, Idaho last week to look at boat for the maintenance team;
- 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 for possible projects for the 2027-2028 budget;
- Ms. Bader Inglima and Ms. Hanchette previously worked for the Tri-Cities Convention Bureau and is thankful we have them on our team;
- Port staff continues to work on artwork opportunities for the Port district;
- Offered kudos to Mr. Phongsa and others for their collaborative event work at Clover Island and Columbia Gardens.

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

Commissioners reported on their respective committee meetings.

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

Commissioner Moak reported he will be remote at the July 8, 2025 Commission Meeting.

Commissioner Novakovich stated the Port and City partnered on a flag disposal ceremony on June 14, 2025 (Flag Day). Commissioner Novakovich thanked Mr. Phongsa for all his work on the event.

## **PUBLIC COMMENTS**

No further comments were made.

## **COMMISSION COMMENTS**

No comments were made.



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 24, 2025 MINUTES

**DRAFT**

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## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 2:47 p.m.

***APPROVED:***

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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*Skip Novakovich, President*

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*Kenneth Hohenberg, Vice President*

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*Thomas Moak, Secretary*



# Historic Kennewick Waterfront



# Container Restroom Art Wrap Repair



EXHIBIT A







# The Port of Kennewick: A Revitalization Success Story Creating Opportunities for Wine

📌 Advertorial 📅 June 2, 2025



Located in eastern Washington state along the southwest banks of the Columbia River, the **Port of Kennewick** has a rich and storied legacy.





EXHIBIT B







## Fam Tour – June 11, 2025

- Columbia Gardens Wine & Artisan Village
- Clover Island



Columbia Gardens Wine & Artisan Village



WINE

- 1. Space for Lease  
313 E Columbia Gardens Way, Suite 1201 509.578.6604
- 2. Gordon Estate Winery Tasting Room  
313 E Columbia Gardens Way, Suite 1101 509.316.8458
- 3. Monarcha Winery  
421 E Columbia Drive, Bldg A1401 509.820.3993
- 4. Bartholomew Winery  
421 E Columbia Drive, Bldg B1 206.395.8460

FOOD

- 5. Swampy's BBQ  
@swampysbbq
- 6. Nana's Kitchen  
@nanaskitchen5150
- 7. Bobablastic  
@bobablastic\_tricities
- 8. Botanas Culichi  
@botanas\_culichi
- 9. Frida's Mexican Grill  
@fridasmexicangrill

ART

- 10. ArtWrap
- 11. ArtWrap Murals
- 12. ArtWrap
- 13. Aspirations sculpture
- 14. Mid-Columbia Latino Heritage Mural
- 15. Rolling Mass artistic bus shelter
- 16. Mural

OTHER AMENITIES

- 17. Public Restrooms
- 18. Waterfront Walking Path



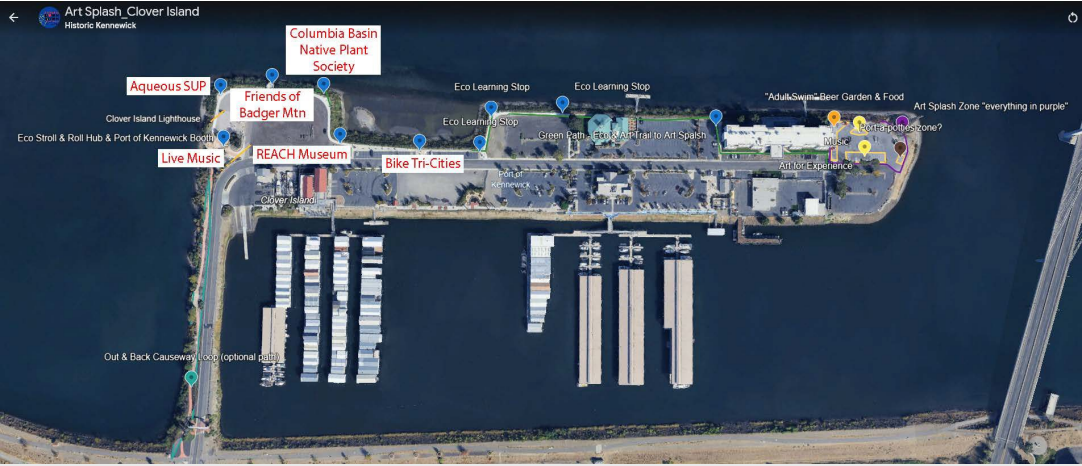
TASTING NOTES



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CLOVER ISLAND CONCERT SERIES / THUNDER ON THE ISLAND

**JUNE 22, 2025**  
**4PM - 10PM**  
435 Clover Island Drive - Kennewick WA 99336

**NEON MADMEN**  
5:00PM  
Clover Island Inn  
Callisto Cady  
Alex Lockwood

**Art Splash**  
AN ECO & ART EXPERIENCE

**FOOD**  
Emerald of Siam  
Humdinger Kettle Corn  
Sweet Squeeze Lemonade

**Art Splash Artists**  
5:00PM  
Clover Island Inn  
Amanda Fields  
Mary Morris Jewelry  
Diana McPherson  
FrogPatch Paper & Works  
Heidi Elkington  
Katrina Patrick  
Ana V. Ramirez  
MethDaddy  
Darcie Evans  
Sarah Deccio  
Trxsh Goblin  
Teaching Lizards Jewelry  
Talking Dog Art  
Danika Ashley

**Art Splash Eco-Partners**  
4:00PM  
Clover Island Lighthouse  
Aqueous SUP  
Bike Tri-Cities  
Friends of Badger Mountain  
Columbia Basin Native Plant Society  
The Reach Museum  
Port of Kennewick

**ARE YOU EXPERIENCED?**

**Art Splash**  
AN ECO & ART EXPERIENCE

CLOVER ISLAND CONCERT SERIES / THUNDER ON THE ISLAND

**JUNE 22, 2025**  
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435 Clover Island Drive - Kennewick WA 99336

**EMERALD SPARK KENNEWICK**

**Art Splash Eco-Partners**

Aqueous SUP  
Bike Tri-Cities  
Friends of Badger Mountain  
Columbia Basin Native Plant Society  
The Reach Museum  
Port of Kennewick

CLOVER ISLAND CONCERT SERIES / THUNDER ON THE ISLAND

**JUNE 22, 2025**  
**4PM - 10PM**  
435 Clover Island Drive - Kennewick WA 99336

**EMERALD SPARK KENNEWICK**











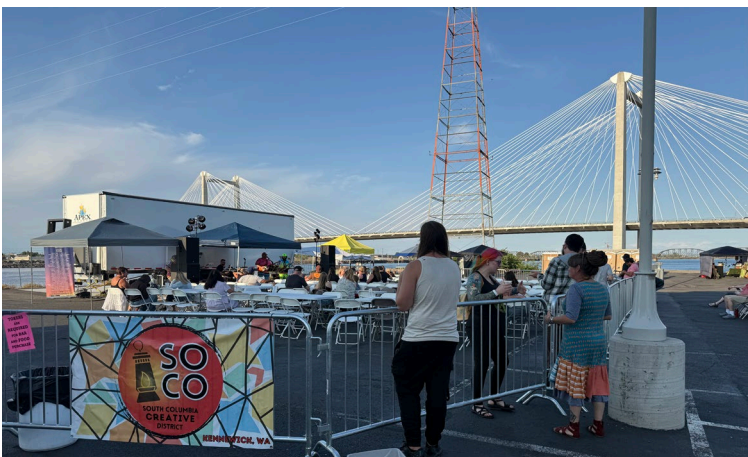
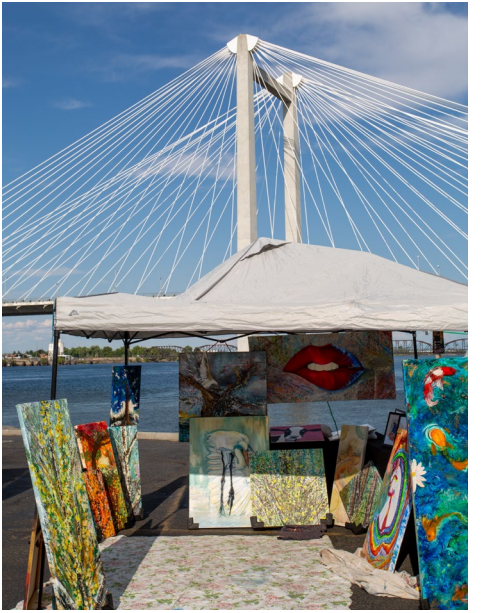


EXHIBIT C











FOR IMMEDIATE RELEASE – July 3, 2025

**Media Contact:** Tana Bader Inglima, Port Deputy CEO | 509-948-3514

**Port of Kennewick Plans Additional Testing of Soil at Vista Field  
Recent samples detect PFAS – no immediate health concerns**

**KENNEWICK, Wash.** –Soil testing on a private commercial lot under construction at Vista Field found levels of PFAS (per-and polyfluoroalkyl substances), above the limit set by Washington State Department of Ecology. The Port of Kennewick plans to take prompt action in response to this new information to confirm there is no threat to human health of the environment.

PFAS are a variety of synthetic chemicals used around the world since the 1950s. PFAs have been found in everyday consumer items like non-stick cookware, water- and stain-resistant products, grease-resistant food packaging, and industrial uses such as firefighting foam and de-icing chemicals.

The Port received the private-sector PFAS environmental report just last week (on June 26, 2025). However, because the Port takes the health and safety of the community seriously, the Port has hired expert consultants to conduct PFAFS soil testing around the affected parcel and more generally within Vista Field to determine if PFAS concentrations are detected.

The Port conducted a Phase 1 Environmental Assessment at Vista Field in 2014 that included extensive evaluation for all pesticides, insecticides, petroleum products and other chemicals listed by the Washington Department of Ecology as hazardous substances. The Assessment identified no conditions of concern. However, Ecology has since expanded its list of hazardous substances to include PFAS.

The Port has hired Blue Mountain Environmental Consulting to take soil samples at Vista Field in mid-July to evaluate the site for PFAS. The Port has also paused construction of additional parking lots and utilities until the sample testing is completed.

The Port has hired Blue Mountain Environmental Consulting to take soil samples at

(more)



Vista Field in mid-July to evaluate the site for PFAS. The Port has also paused construction of additional parking lots and utilities until the sample testing is completed.

The Port's environmental team hopes that the presence of PFAS in the soil is isolated to a small area, but we won't be sure until the test results are available later this summer. The Port is committed to protecting the health and safety of our community and the Port's environmental team is committed to ensuring the study process is transparent and the public and our investment partners are informed once we better understand the nature and scope of PFAS detection at Vista Field.

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