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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

October 14, 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 October 1, 2025
 - B. Approval of Warrant Register Dated September 24, 2025
 - C. Approval of Warrant Register Dated October 14, 2025
 - D. Approval of Regular Commission Meeting Minutes September 23, 2025
 - E. Acceptance of Vista Field Pavilion Project; Resolution 2025-17
- VI. PRESENTATION**
 - A. Kendall Yards Night Market (DAVID/AMBER)
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Vista Field (TIM)
 - 1. Daybreak Commons Final Plan, Place Architecture (LARRY)
 - B. Kennewick Waterfront
 - 1. Columbia Gardens Update (DAVID)
 - 2. EHB 1602 Collaborative Food Vendors/Liquor Licensees Update (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

SEPTEMBER 23, 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 Officer
Nick Kooiker, CFO/Deputy Chief Executive Officer
Larry Peterson, Director of Planning (via telephone)
Amber Hanchette, Director of Real Estate
Michael Boehnke, Director of Operations
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator
David Phongsa, Marketing/Capital Projects Coordinator (via telephone)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Mr. Arntzen led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated September 17, 2025***
Direct Deposit and E-Payments totaling \$93,250.73
- B. Approval of Warrant Register Dated September 23, 2025**
Expense Fund Voucher Number 107290 through 107332 for a grand total of \$193,903.08
- C. Approval of Regular Commission Meeting Minutes September 9, 2025**

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

PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 23, 2025 MINUTES

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Vista Field*

Mr. Arntzen reported that there is good news to report related to the Vista Field PFAS soil testing. He then shared some background on Vista Field and the PFAS issue, indicating that the Port was informed in June that soil samples collected by a property owner from a utility trench at its property contained low concentrations of PFAS. The Port then took steps to initiate additional sampling from that property, to determine the validity of the initial sampling results, and from the larger Vista Field area. The Port hired Landau Associates to evaluate the presence of PFAS at Vista Field utilizing a sampling methodology that meets Department of Ecology standards. Mr. Arntzen then introduced John McCorkle, principal consultant with Landau Associates, to explain progress on their sampling.

Mr. McCorkle shared that 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 (*Exhibit A*).

Mr. McCorkle explained that the Port hired his company to conduct additional sampling on a private development lot that showed indicated presence of PFAS to determine the validity of the initial sampling results and to obtain data from the larger Vista Field area. Landau Associates evaluated the presence of PFAS at Vista Field utilizing a sampling methodology that meets Ecology standards (the initial private-sector tests were not sampled according to Ecology's most recent best practices). Mr. McCorkle stated Landau is currently preparing its detailed sampling report which will be submitted to Department of Ecology "DOE" later this fall. Once submitted, the sampling report and data will be evaluated by Department of Ecology.

Commissioner Hohenberg thanked Mr. McCorkle for the detailed information and inquired if there were plans for remediation.

Mr. McCorkle stated we are looking at a variety of elements of ways to approach this and looking for alignment with Department of Ecology.

Commissioner Novakovich asked how big the area was, where the PFAS was found on that specific lot.

Mr. McCorkle stated because the amount was in the parts per trillion, it is almost impossible to figure out. We found a single sample and collected 20 feet in every direction and did not find any outside that area.

The Commission and Mr. McCorkle continued discussing the report and results. The Commission thanked Mr. McCorkle for his work on this and expressed their appreciation.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 23, 2025 MINUTES

David Doak of Kennewick inquired if the findings will ultimately be requiring a “no further action” designation by DOE.

Mr. McCorkle is working with the DOE to resolve the issue on the initial investigation. If DOE resolves this in the review window and determines the area clean, then the Port would receive a finding similar to “no further action” and the site would not be placed on the list.

Mr. Arntzen thanked the Commission for their leadership and believes the team moved through this process accurately and thoroughly. Mr. Arntzen closed by saying, the Landau Associates report is very good news. The Port believes that Ecology’s response will provide a good direction for next steps as we continue working to transform that former airfield into a regional town center.

B. Commission Meeting Schedule

Ms. Scott stated in the past the Commission has cancelled the Commission Meetings the weeks of Thanksgiving and Christmas. Additionally, the November 11th, 2025, Commission Meeting falls on Veteran’s Day. Ms. Scott asked the Commission if they would like to schedule a Special Commission Meeting on November 12, 2025, and cancel the following Meetings: November 11th, November 25th, and December 23rd.

It is the consensus of the Commission to hold a Special Commission Meeting on November 12th, 2025 and cancel the following Commission Meetings: November 11th, November 25th, and December 23rd.

C. CEO Report

Mr. Arntzen had nothing to report.

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

Commissioners reported on their respective committee meetings.

E. Non-Scheduled Items

Ms. Scott stated the Washington Public Ports Association Annual Meeting will be begin on November 19, 2025, in Tacoma. Please let her know if you are interested in attending. In addition to the Annual Meeting, the New Commissioner seminar will be held on November 18, 2025.

Commissioner Moak stated he will be remote at the October 14th Commission Meeting.

Commissioner Novakovich thanked staff for all their work on the Vista Field matter.

PUBLIC COMMENTS

No comments were made.

COMMISSION COMMENTS

No comments were made.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 23, 2025 MINUTES

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 2:57 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

**Clerks Note: Official Agenda had incorrect date of August 17, 2025*



Vista Field Port Commission Briefing

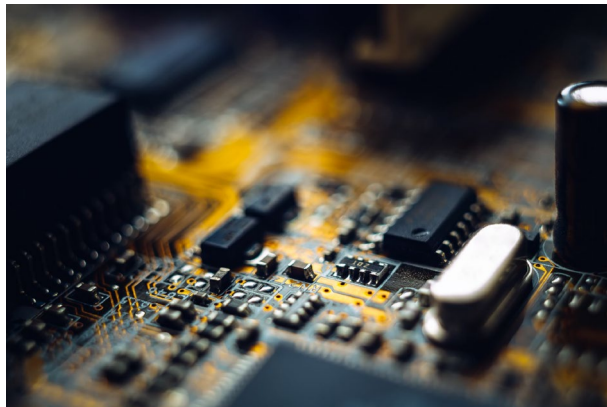
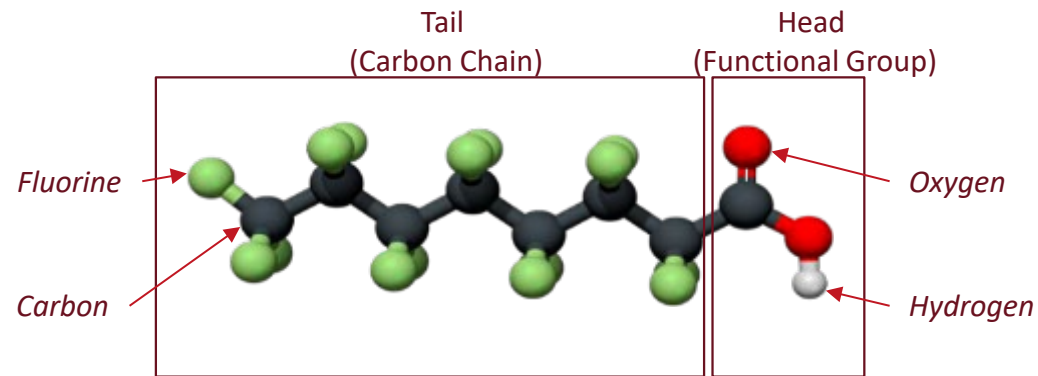
September 23, 2025

// WHAT ARE PFAS?

- ▲ A family of ~12,000 synthetic compounds in widespread use beginning in the 1950's
- ▲ Initially used as part of industrial process (Teflon), now also used in many applications including fire-fighting foams, water and stain-proofing, paints and non-stick coatings, metal plating, electronics; “ubiquitous” in the environment (and in the population)
- ▲ The carbon-fluorine bond (strengthens the more fluorine is on the molecule) makes these chemicals resilient (called “forever chemicals”)
- ▲ Do not typically volatilize into air, prefers to stay in water or soil
- ▲ Testing indicates toxicity of these chemicals at very low levels, agencies have only recently begun to regulate

// WHAT ARE PFAS?

EXHIBIT A



// PFAS TIMELINE

	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
PFAS Usage	Invented	Industrial Applications	Textile Stain/Water Resistance	Firefighting Foam/Food Packaging	Waterproofing	Architectural Applications		Industrial Phase Out Begins		Regulatory Actions

PFAS REGULATION

- February 2019 - U.S. EPA “PFAS Action Plan” – research and look at potential regulatory actions
- November 2021 – New ASTM Phase I Standard Released
 - ASTM provides standard for environmental due diligence for real estate transactions. The requirements in 2021 added an explicit exclusion for PFAS as “out of scope” because PFAS had not been designated as “hazardous substances” by EPA
- June 2023 – Washington State Department of Ecology issues PFAS guidance
- April 2024 – U.S. EPA establishes drinking water standards and two specific PFAS chemicals designated by EPA as “hazardous substances”
- Today – Cleanup levels are constantly changing (most recent Ecology update was February 2025)



AGENDA REPORT

TO: Port Commission

FROM: Larry Peterson, Director of Planning & Development

MEETING DATE: October 14, 2025

AGENDA ITEM: Resolution 2025-17; Accepting Vista Field Southern Gateway Project

I. REFERENCE(S):
Resolution #2025-17

II. FISCAL IMPACT:
\$2,298,950.07, plus applicable tax (source: Benton County RCCF)

III. DISCUSSION:
On March 14, 2024, the Port of Kennewick Commission approved Resolution 2024-05, entering into a contract with Goodman & Mehlenbacher Enterprises Inc. for building, utility, and landscape improvements for the Vista Field Southern Gateway project at 6706 W. Deschutes Kennewick. the Vista Field Phase #1A roadway, utility, landscaping and water feature improvements. Goodman & Mehlenbacher Enterprises Inc. has completed the construction of the improvements related to this project.

It is appropriate for the Port to accept the construction as complete so that we may issue a public notice and start the clock on potential lien filings by subcontractors and ultimately move toward final payment and release of the retainage security.

IV. ACTION REQUESTED OF COMMISSION:

Motion: I move approval of Resolution 2025-17 accepting Vista Field Southern Gateway Phase project as complete by Goodman & Mehlenbacher Enterprises Inc. and that all action by port officers and employees in furtherance hereof is ratified and approved; and authorize the Port Chief Executive Officer to take all action and finalize the financial terms of the contract.

PORT OF KENNEWICK

Resolution No. 2025-17

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK ACCEPTING THE
VISTA FIELD SOUTHERN GATEWAY PROJECT***

WHEREAS, Goodman & Mehlenbacher Enterprises Inc. provided notification that the building, utility, and landscape improvements at the Vista Field Southern Gateway 6706 W. Deschutes Avenue, Kennewick are complete in accordance with the plans and specifications; and

WHEREAS, CKJT Architects and the Port of Kennewick staff have inspected the work and certified that it has been constructed in accordance with the plans and specifications; and

WHEREAS, that the Board of Commissioners of the Port of Kennewick hereby accepts the work of Goodman & Mehlenbacher Enterprises Inc. as being completed in accordance with the contract documents.

NOW THEREFORE BE IT RESOLVED, that upon completion of all required documentation for the project, the Chief Executive Officer is authorized to proceed with the necessary requirements to finalize the project account.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 14th day of October, 2025.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

By: _____

SKIP NOVAKOVICH, *President*

By: _____

KENNETH HOHENBERG, *Vice President*

By: _____

THOMAS MOAK, *Secretary*