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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***

December 9, 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 November 18, 2025
 - B. Approval of Direct Deposit and ePayments December 2, 2025
 - C. Approval of Warrant Register Dated November 21, 2025
 - D. Approval of Warrant Register Dated December 9, 2025
 - E. Approval of Regular Commission Meeting Minutes November 12, 2025
 - F. Authorizing the Chief Executive Officer to execute a Third Amendment to the Purchase and Sale Agreement with BlueChart, LLC (Extension of Phase 1 Feasibility Study Period to 2/25/2026); Resolution 2025-25
 - G. Authorizing the Chief Executive Officer to Execute a Fourth Amendment to the Purchase and Sale Agreement with Vista Field, LLC (Lot 25) (Extension of Closing to 2/17/2026); Resolution 2025-26
- VI. ACTION ITEMS**
 - A. Oak Street Industrial Park – Potential Land Sale (**AMBER**)
 - B. Comp Scheme Port History Update; Resolution 2025-28 (**TANA**)
- VII. PRESENTATIONS**
 - A. Redwood Coast Regional Economic Development Summit Guest Speaker (**AMBER**)
 - B. Clover Island Marina Electrolysis Update (**MICHAEL**)
- VIII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. 2026-2027 Commission Organization Representation (**TIM**)
 - B. Washington Public Ports Association Annual Meeting (**TIM**)
 - C. CEO Report (if needed) (**TIM**)
 - 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**)

Port of Kennewick
Regular Commission Business Meeting
December 9, 2025
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- IX. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- X. PRESENTATION**
 - A. Appreciation of Outgoing Commissioner Thomas Moak ([TIM](#))
- XI. ADJOURNMENT**

PLEASE SILENCE ALL NOISE MAKING DEVICES



PORT OF KENNEWICK SPECIAL COMMISSION MEETING

DRAFT

NOVEMBER 12, 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 (via telephone)
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
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
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Mr. Kooiker led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated November 4, 2025**
Direct Deposit and E-Payments totaling \$110,403.54
- B. Approval of Warrant Register Dated November 12, 2025**
Expense Fund Voucher Number 107422 through 107458 for a grand total of \$177,112.92
- C. Approval of Regular Commission Meeting Minutes October 28, 2025**

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

Commissioner Novakovich recessed the Regular Meeting at 2:04 p.m. and declared an Open Public Hearing for discussion regarding the 2026 Levy Certification.

PORT OF KENNEWICK SPECIAL COMMISSION MEETING

NOVEMBER 12, 2025 MINUTES

DRAFT

PUBLIC HEARINGS

A. 2026 Levy Certification

B. 2026 Increase in Tax Capacity

Mr. Kooiker presented Resolution 2025-22 certifying the Port's Levy Certification, which allows the Port to collect taxes in 2026 and Resolution 2025-23 allows the Port to take the 1% statutory increase.

MOTION: *Commissioner Hohenberg moved to approve Resolution 2025-22, certifying the Port of Kennewick's tax levy for 2026 collections; Commissioner Moak seconded.*

PUBLIC COMMENTS

No comments were made.

Commissioner Hohenberg confirmed that the assessed rate has increased and as a result, people pay less in taxes.

Mr. Kooiker stated that is correct and when the taxable base increases, the levy rate is reduced. Currently the rate is 20 cents per 1,000.

Commissioner Hohenberg believes the taxpayers in the Port of Kennewick get a lot of value for their tax dollars.

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

MOTION: *Commissioner Hohenberg moved to approve Resolution 2025-23 increasing the Port of Kennewick's tax levy capacity in 2026; Commissioner Moak seconded.*

PUBLIC COMMENTS

No comments were made.

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

Commissioner Novakovich closed the Public Hearing at 2:09 p.m. regarding 2026 Levy Certification and reconvened the Regular Commission Meeting.

PRESENTATION

A. Budget Update

Mr. Kooiker stated before presenting the budget update (*Exhibit A*), he wanted to address the PFAS issue on Lot 31 at Vista Field. Mr. Kooiker stated the discovery of PFAS was a significant event and the financial impacts of that are not part of the budget update.

Mr. Kooiker proposed shifting some funds, by postponing three projects to free up approximately \$3,000,000 of capital funding to complete the joint use parking lots.

PORT OF KENNEWICK SPECIAL COMMISSION MEETING

NOVEMBER 12, 2025 MINUTES

DRAFT

Mr. Peterson stated the parking lot costs have increased substantially due to several factors; such as, additional electrical vehicle charging stations requirements and costs, and inflation. Additionally, it was determined to be more cost effective to place the water, sewer, and electrical lines prior to construction so we do not go back and tear up the new parking lots.

Commission and staff discussed the details of parking requirements and postponing potential projects.

It is the Consensus of the Commission to reallocate \$3,000,000 in funds for capital budget projects and postpone the following projects: Vista Field Parking (Brockman), Vista Field Daybreak Commons and Vista Field Infrastructure East Block 2 (BlueChart Homes)

Mr. Kooiker stated in 2018, the Commission established an environmental fund for \$2,500,000 to address any environmental issues. Mr. Kooiker stated the PFAS issue falls under this category and he anticipates the cost to be approximately \$500,000. Mr. Kooiker suggested using the reserve fund and replenishing it in the next budget cycle.

ACTION ITEM

A. Chief Executive Officer Performance Evaluation

Mr. Kooiker stated for Commission consideration is the CEO's performance evaluation, as outlined in Resolution 2025-24 Exhibit A. Mr. Kooiker stated the CEO evaluation committee includes Ms. Lake, Commissioner Hohenberg, and Mr. Kooiker. Mr. Kooiker stated the Commissioner term for the committee is two years, and a new Commissioner will need to be appointed for the 2026-2027 term.

The committee has been working on the performance evaluation for several months and recommends an additional 4% pay adjustment for 2026, based upon issues that arose in 2025.

The committee emphasized two items in the performance review: PFAS and the 30th consecutive clean audit, which affects all our business operations.

Commissioner Hohenberg stated it is an easy process when you have a great CEO that is strategic and communicative. Mr. Arntzen assembled the right team to deal with the unexpected issue of PFAS and Commissioner Hohenberg appreciates the work of CEO.

Ms. Lake stated three components allowed for an exceptional rating for Mr. Arntzen: no surprises to the Commission, to maintain and mentor a productive and collaborative staff, and as a number one priority, maintain transparency and the trust of the community.

MOTION: Commissioner Hohenberg moved to approve Resolution 2025-24 regarding the CEO's 2025 Annual Performance Review and adopting the CEO Evaluation Committee's Performance Appraisal Rating recommendation attached as Exhibit "A" and that the Commission hereby deems the CEO's performance for 2025 as "exceptional"; Commissioner Moak seconded.

PORT OF KENNEWICK SPECIAL COMMISSION MEETING

NOVEMBER 12, 2025 MINUTES

DRAFT

PUBLIC COMMENTS

No comments were made.

With no further discussion, motion carried unanimously. All in favor 2 (Commissioners Hohenberg and Novakovich) : 1 abstain (Commissioner Moak).

MOTION: *Commissioner Hohenberg moved approval of Resolution 2025-24, in accordance with the CEO's contract, and with consideration the CEO Evaluation Committee's recommendation, to adopt a CEO salary adjustment for 2025 of a one-time salary adjustment of +4%, which is consistent with the range contained in the CEO Employment Agreement; Commissioner Moak seconded.*

PUBLIC COMMENTS

No comments were made.

With no further discussion, motion carried unanimously. All in favor 2 (Commissioners Hohenberg and Novakovich) : 1 abstain (Commissioner Moak).

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field

1. Lot 25 with Dulo-Foster 4th Amendment Extension (from 12.19.2025)

Ms. Hanchette stated the PFAS discovery at Vista Field paused several projects, including the closing for Vatik Dulo and Ryan Foster for Lot 25. Ms. Hanchette requested a 60-day extension for closing. If the Commission approves, Ms. Hanchette will bring back a formal resolution in December.

2. Phase One by 60 days with Blue Chart Third Amendment to Extend the Feasibility Period (from 12.26.2025)

Ms. Hanchette stated PFAS also waylaid BlueChart Homes' feasibility period for Phase 1, and they would like to wait for the final ecology report. Ms. Hanchette requested a 60-day extension of the feasibility study. If the Commission approves, Ms. Hanchette will bring back a formal resolution in December.

It is the Consensus of the Commission to extend the Dulo-Foster closing 60 days and extend the BlueChart Homes feasibility period 60 days.

B. Kennewick Waterfront

Mr. Phongsa reported on the second annual trunk or treat event at Columbia Gardens (*Exhibit B*) and stated over 1,000 people attended the Thursday evening event. Mr. Phongsa stated the second annual Winter Fest will be held on December 6th, following the Hometown Holiday Parade in downtown Kennewick. The event will have free pictures with Santa and Mrs. Claus, and all donations will go to the Kennewick Police Foundation.

Mr. Phongsa reported that Cuba Libre food truck has joined the food truck plaza at Columbia Gardens and a grand opening will be scheduled.

PORT OF KENNEWICK SPECIAL COMMISSION MEETING

NOVEMBER 12, 2025 MINUTES

DRAFT

C. Columbia Center Rotary Business Exchange Visit

Commissioner Novakovich stated the Columbia Center Rotary set up a business exchange visit with the Port and the Country of Georgia. The meeting was well attended, and we discussed economic development and current projects.

D. CEO Report

Mr. Arntzen reported on the following:

- Budget presentation: as a resident and taxpayer of the Port of Kennewick, his annual tax is \$72/year and believes it is well worth it;
- Participated in the Council of Government's Visioning 2075, which was well attended and orchestrated. Mr. Arntzen mentioned Benton County's Rural County Capital Fund, which offers collaboration and cooperation to local jurisdictions;
- Thanked the Commission and CEO Performance Review Committee for their comments and leadership, and thanked staff for their hard work and offered a statement (*Exhibit C*);
- Washington Public Ports Association Annual Meeting will be held on November 19, 2025, in Tacoma and Commissioner Elect Raul Contreras Gonzalez will attend the New Commissioner Seminar on November 18, 2025.

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

Commissioners reported on their respective committee meetings.

F. Non-Scheduled Items

Commissioner Moak congratulated Mr. Contreras Gonzalez on his victory last Tuesday and stated he will be a great addition to the Port and hopes the next six years will be productive and exciting. Commissioner Moak hopes that Mr. Contreras Gonzalez will be afforded the same opportunity to see examples of new urban developments and that he takes advantage of the training opportunities and jumps in with both feet. Commissioner Moak believes Mr. Contreras Gonzalez will bring a lot to this Commission as the First Latino Commissioner and maybe the youngest and he looks forward to seeing him on the Commission.

PUBLIC COMMENTS

Rual Contreras Gonzales, Kennewick. Mr. Contreras Gonzalez thanked Commissioner Moak for his comments and is excited to join the Port of Kennewick and is excited to be part of the new Commissioner Seminar.

No comments were made.

COMMISSION COMMENTS

No comments were made.

Commissioner Novakovich recessed the Regular Commission Meeting at 3:16 p.m. until 4:01 p.m.

PORT OF KENNEWICK SPECIAL COMMISSION MEETING

NOVEMBER 12, 2025 MINUTES

DRAFT

Commissioner Novakovich stated at this time, the Port Commission will recess to Executive Session as allowed by law, pursuant to RCW 42.30.110 (1)(i)(iii) to discuss: one matter related to the legal and financial risk of a proposed action that the agency has identified when public discussion of the legal risks is likely to result in an adverse legal or financial consequence to the agency. No decision will be made in executive session, and no action will be taken at the public portion of the meeting afterwards as a result of the executive session. The executive session will last approximately 45 minutes. This will allow time to disconnect and reconnect to the virtual meetings. Commissioner Novakovich asked the public to notify Port staff if they will return after the executive session so staff can advise if the session concludes early.

Commissioner Novakovich convened the meeting into Executive Session at 3:18 p.m. for approximately 45 minutes.

EXECUTIVE SESSION

RCW 42.30.110 (1)(i)(iii)

Commissioner Novakovich adjourned the Executive Session at 4:00 p.m.

Commissioner Novakovich reconvened Regular Commission Meeting at 4:03 p.m.

No decisions or actions were made as a result of the Executive Session.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:04 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

PORT OF KENNEWICK

RESOLUTION NO. 2025-22

A RESOLUTION OF THE BOARD OF COMMISSIONERS FOR THE PORT OF KENNEWICK CERTIFYING THE PORT'S 2026 LEVY

WHEREAS, the Board of Commissioners of the Port of Kennewick met and considered its budget for the calendar year 2025 and 2026 at a regular meeting on October 22, 2024, a quorum of the Commission being present; and

WHEREAS, a legal notice of public hearing on the Preliminary Budget of Port of Kennewick for the calendar year of 2025 and 2026 was published in accordance with RCW 53.35.020, RCW 53.35.045 and RCW 84.52.020; and

WHEREAS, the Port's actual levy amount from 2025 year was \$5,217,255; and

WHEREAS, the population of the Port is more than 10,000; and

WHEREAS, the Board of Commissioners of Port of Kennewick after hearing and after duly considering all relevant evidence and testimony presented, determined that the Port of Kennewick requires a regular levy for the 2026 tax year in the amount of \$6,200,000, which includes an increase in property tax revenue from the previous year, amounts resulting from the addition of new construction, improvements to property, any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the district and in its best interest.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick substantiate that an increase in the regular property tax levy is hereby authorized for the levy to be collected in 2026 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be approximately \$80,000, which is a one-percent increase from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Port of Kennewick hereby directs the Chief Financial Officer/Auditor to certify a copy of this resolution and forward the same to the Clerk of the Board of the County Commissioners in accordance with RCW 84.52.020.

APPROVED and dated by the Commissioners of the Port of Kennewick at a Special Meeting on November 12, 2025.

PORT of KENNEWICK BOARD of COMMISSIONERS

By:

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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

CERTIFICATION OF TAX LEVY

STATE OF WASHINGTON
County of Benton

In accordance with RCW 84.52.020, I, **Nick Kooiker**, CFO/Auditor for Port of Kennewick, do hereby certify to the Benton County legislative authority that the Commissioners of said district request that the following levy amounts be collected in 2026 as provided in the district’s budget, which was adopted following a public hearing held on November 12, 2025. I hereby request the Board of County Commissioners of Benton County, Washington, to make said regular levy of the Kennewick Port District, as set forth below, and that said regular levy is for operation, maintenance, land acquisition, construction, and the levy is to be distributed as follows:

Expense (General) Fund	\$6,181,114.46
Administration Refund Fund	\$18,885.54
Total Regular Levy	\$6,200,000
<i>Population Certification:</i>	<i>Above 10,000</i>

If the above certification is more than the Assessor’s levy calculations, the Assessor’s Office is directed to reduce the Expense (General) Fund amount to the actual Assessor’s levy calculation.

CERTIFIED this 12th day of November, 2025.

CERTIFIED BY:

**PORT of KENNEWICK
CFO/AUDITOR**

DocuSigned by:

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Nick Kooiker

PORT OF KENNEWICK

RESOLUTION NO. 2025-23

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING AN INCREASE IN TAX LEVY CAPACITY PURSUANT TO RCW 84.55.120 AND WAC 458-19-005

WHEREAS, a public hearing was held at a regular meeting on October 22, 2024 by the Board of Commissioners for the Port of Kennewick regarding the 2025 and 2026 budget; and

WHEREAS, pursuant to RCW 84.55.120 and WAC 458-19-005, the rate of inflation (IPD rate) for 2025 is 2.44% and the limit factor for property taxes for 2025 is 101%; and

WHEREAS, the Port of Kennewick's levy amount from the previous year was \$5,217,255; and

WHEREAS, the Port has set its increase in tax levy capacity for the 2025 and 2026 budget at one percent (1%) and finds there is substantial need to set the levy limit at one hundred and one percent (101%); and


WHEREAS, the Board of Commissioners of the Port of Kennewick Taxing District, after hearing and after duly considering all relevant evidence and testimony presented, finds there is a substantial need to set the levy limit at one hundred one percent (101%), to discharge the expected expenses and obligations of the district and in its best interest.


NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Port of Kennewick Taxing District that an increase in the regular property tax levy, in addition to the increase resulting from the addition of new construction and improvements to property and any increase in levy value of state assessed property, is hereby authorized for the 2026 levy in the amount of approximately \$80,000 which is a one (1%) percentage increase from the previous year.

ADOPTED by the Board of Commissioners of the Port of Kennewick at a Special Meeting held this 12th day of November 2025; and duly signed by its proper officers in the authentication of its passage on said date.

PORT of KENNEWICK BOARD of COMMISSIONERS

By: 
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SKIP NOVAKOVICH, President

By: 
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KENNETH HOHENBERG, Vice President

By: 
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THOMAS MOAK, Secretary

PORT OF KENNEWICK

Resolution No. 2025-24

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK APPROVING THE PORT CHIEF EXECUTIVE
OFFICER'S 2025 PERFORMANCE EVALUATION**

WHEREAS, the Port Commission oversees the annual evaluation of the Port's Chief Executive Officer's ("CEO") performance pursuant to the CEO's Employment Agreement, and pursuant to Resolution 2022-19, by which the Commission authorized a CEO Evaluation Committee.

WHEREAS, the CEO Evaluation Committee consists of Port Commissioner Ken Hohenberg, Port Chief Financial Officer Nick Kooiker and Port General Legal Counsel Carolyn Lake.

WHEREAS, as directed by the Port Commission through its adoption of Resolution 2022-19, the CEO Committee met on multiple occasions to undertake the CEO evaluation, using the evaluation procedure, as described in Resolution 2022-19, Exhibit A.

WHEREAS, the CEO Evaluation Committee also is charged with offering a recommendation for salary adjustment in accordance with the CEO employment agreement.

WHEREAS, the CEO Evaluation Committee has shared its written recommendation with the CEO as Resolution 2022-19 directs and has shared its written recommendation with the full Commission, with a copy attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Performance Evaluation.** The Port of Kennewick Board of Commissioners has reviewed the CEO Evaluation Committee's recommendation attached as Exhibit "A" and hereby ☒ approves ☐ modifies the CEO's performance evaluation as recommended.
2. **Performance Appraisal Rating.** The Port of Kennewick Board of Commissioners, in accordance with the CEO's contract, and with consideration of the CEO Evaluation Committee's recommendation hereby deems the CEO's performance for 2025 as: ☒ "exceptional", ☐ "satisfactory", or ☐ "above satisfactory".
3. **CEO Salary Adjustment.** The Port of Kennewick Board of Commissioners, in accordance with the CEO's contract, and with consideration the CEO Evaluation Committee's recommendation, adopts a CEO salary adjustment for 2025 as follows:

☒ a one-time salary adjustment of +4%, based on the CEO's Employment Agreement.

☐ Other: _____.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 12th day of November 2025.

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:

Abstain

THOMAS MOAK

Secretary

EXHIBIT A -

ANNUAL PERFORMANCE REVIEW
Individual Commissioner Evaluation of
CEO's Performance

IMPORTANT DUTIES/EXPECTATIONS	PERFORMANCE APPRAISAL		COMMISSIONER COMMENTS
➤ Attach extra papers as necessary ➤ Factors should be reviewed in terms of quality, quantity and timeliness	Met	Not met	
I. <u>Vision and Purpose</u> A. Assists the Commission in defining its shared vision. Communicates that direction to the organization.	X		Oversight and management of port marketing, advertising, and outreach efforts, which included updating television ads, refreshing still and video imagery, writing and publishing newsletters, the "pretty" market facing workplan, and preparing and placing print and broadcast ads, flyers, posters, social media, direct-mail and tradeshow promotions for Vista Field, Columbia Gardens, Clover Island, The Willows, Cable Greens, Roosevelt and Oak Street properties/facilities. Prepared a "Look Ahead" Briefing Memo for commission discussion in February.
B. Collaborates with the Commission to advance the Port's vision and purpose.	X		Keeps communication lines open, timely and available, with the result that Commissioners are well informed and there are "no surprises". Worked to update the Port's Comprehensive Scheme of Harbor Improvements; approved by Commission on March 11, 2025. Managed media involvement for 111 positive print and broadcast stories, including Port's 110th anniversary & Lighthouse's 15th anniversary. Developed a plan for identification and recruitment of an institutional user at Vista Field; presented to Commission February 25, 2025.
C. Advocates the vision by strategic resource allocation toward attainment.	X		Provided oversight and administration of biennial budget, invoices, 32 leases and 68 contracts (small works, major works, A&E, non-A&E, maintenance/operations, and technology); and provided financial presentations to commissioners including the 2025-2026 work plan and budget workshops, 2025 Tax Levy capacity/certification.

EXHIBIT A -

			Completed Vista Field Development Facility A & B exterior renovations; presented to Commission March 25, 2025.
<p>II. <u>Strategic Agility</u></p> <p>Is proactive; anticipates future trends, benefits and consequences; has broad knowledge and perspective; can objectively state possibilities and probabilities.</p>	X		<p>Refreshed information and photography on PortofKennewick.org website and expanded VistaField.com website to include new pages focused on residential, and PFAS. Conducted Assessment to ensure websites were ADA compliant.</p> <p>Managed property security/health/safety issues and police and agency incident reports regarding squatters, car crashes into lighthouse wall/streetlights, vandalism, graffiti, broken locks, restrooms destruction, and other property damage.</p>
<p>III. <u>Operating Plans/Financial Plans</u></p> <p>A. Develops, maintains and implements strategic plans and operational goals that effectively brings the Port's vision to fruition.</p>	X		<p>Completed Vista Field Parking Lots A&E; presented to Commission October 8, 2024.</p> <p>Completed two land sales at Vista Field and coordinated three groundbreaking events: Kuki Izakaya, Blueberry Bridal, and Columbia Point Eyecare.</p> <p>Negotiated builder reservation, take down agreement, right of first refusal, and purchase and sale agreement with BlueChart LLC for 300 single-family residential homes to be built across Vista Field's 103-acre site.</p> <p>Contracted with and monitored Wildlands, Inc. in maintaining the Clover Island shoreline improvements to meet port obligations under USACE cost-share partnership agreement.</p> <p>Successfully passed first USACE inspection for plant viability on restored shoreline—an obligation of our cost-share agreement under the 1135 funding.</p> <p>Welcomed La Bahia to Columbia Gardens Food Truck Plaza, and renewed leases with Rollin Ice Cream, Botanas Culichi, Bobablastic, and Frida's Mexican Grill.</p>
<p>B. Administers the Port's financial affairs consistent with state law and adopted policies, budget and financial guidelines.</p>	X		<p>Received 29th clean audit opinion from the Washington State Auditor's Office for the port's 2023 financial statements, and accountability/compliance audits.</p> <p>Managed the port as a highly productive, successful, fiscally-sound organization—</p>

EXHIBIT A -

			<p>ensuring transparent public engagement. Worked to ensure Port compliance with evolving federal, state, and local resolutions and regulations. And conducted internal audits regarding lease revenue, utilities, payroll, maintenance equipment, and insurance.</p> <p>The Port received its 30th consecutive clean audit report from the Washington State Auditor's Office with no findings following the 2024 Financial and Accountability audits. Having clean audits is perhaps one of the most important measures of solid management and fiscally-sound leadership.</p>
<p>IV. <u>Integrity</u> Sets the tone for the Port by exemplifying consistent values and high ethical awareness, honesty, and fairness.</p>	X		<p>Assisted City of Kennewick and local veterans with renovation to the Vietnam Veterans Flag Plaza at base of Cable Bridge; and helped coordinate media/ribbon cutting event.</p> <p>Assisted City of Kennewick and local veterans with Flag Day event in Columbia Park, including media/flag disposal ceremony.</p> <p>Honored with the Tri-Cities Journal of Business' People of Influence award for impact on the regional community—underscoring the Port Commissioners' acumen and savvy in retaining an experienced and qualified CEO.</p>
<p>V. <u>Political and Institutional Sensitivity</u></p> <p>A. Maneuvers through complex political and institutional situations effectively; anticipates potentially negative reactions, recommends and plans a course of action; views politics as a necessary part of organizational and public sector life and works to be effective within that reality. Unless otherwise not practical, obtains Commission concurrence prior to publicly stating a position.</p>	X		<p>Understood the significance of and promptly responded to potential PFAS discovery by private developer at Vista Field. Secured legal and environmental expertise to protect and guide the response process. Directed strategic sampling and investigation to inform future action, and managed transparent communications with stakeholders and general public.</p>
<p>B. Develops solutions to complex issues that challenge the Port's ability to recognize its vision and purpose. Demonstrates sensitivity to resource availability when developing solutions.</p>	X		<p>Managed use of the professional stage; coordinated stage training refresher for vendor, port, and hotel staff; twenty-four concerts in 2025 (May through August)—20th year for series</p>

EXHIBIT A -

<p>C. Leads the Port in building effective relationships with tenants, customers and community.</p>	<p>X</p>		<p>Port honored with the Washington Economic Development Association (WEDA) Economic Response and Recovery Award for port efforts to revitalize Kennewick's historic waterfront.</p> <p>Honored with the Tri-Cities Journal of Business' People of Influence award for impact on the regional community—underscoring the Port Commissioners' acumen and savvy in retaining an experienced and qualified CEO.</p> <p>Recognized Ron Swanby and Victor Palencia as the 2024 Friends of the Port.</p> <p>Supported CTUIR advertising for their "Two Cultures, One Community Pow Wow" event.</p> <p>Worked to create vibrancy at Columbia Gardens including Sip & Saturdays events and pop-up activities in partnership with the HDKP/SOCO Creative District.</p>
<p>VI. <u>Knowledge/ Decision Quality</u></p> <p>A. Knows how successful public ports work; knowledgeable in current and possible future practices, trends and information affecting port management, the port industry and our Port; knows the competition; is aware of how strategies and tactics work in the marketplace.</p>	<p>X</p>		<p>Finalized agreement and recorded new property boundary for The Willows land exchange and easement with KIE (Kittson), also removed trees, and worked to move lot line fence.</p> <p>Completed design for Azure Drive Parking and Utility Improvements project.</p> <p>Added additional speed hump to Clover Island to enhance pedestrian and vehicle safety.</p> <p>Renovated Clover Island marina restrooms with new fixtures, paint, signage, and secure keycard access for marina-tenants; and added new informational kiosk on public dock.</p> <p>Ensured Veterans Christmas Tree at The Willows was lit for holiday season, expanded the number of light strings for trees and shrubs on Clover Island—and distributed a holiday media announcement to help draw visitors/spending to east Kennewick during the winter season.</p>
<p>B. Makes good decisions based on analysis, wisdom, experience and judgment; most solutions and suggestions turn out to be</p>	<p>X</p>		<p>Removed the final damaged sections of the island's north dock and installed signage to ensure public notice regarding boat parking within the protected marina harbor;</p>

EXHIBIT A -

correct when judged over time			<p>provided the surplusd gangway to Benton County for reuse.</p> <p>Purchased and installed additional security cameras at Clover Island and Oak Street</p>
<p>VII. <u>Leadership/Management</u></p> <p>A. Demonstrates an entrepreneurial spirit by identifying ways to generate revenue, investment capital and maximizes the financial potential of existing port assets.</p>	X		<p>Coordinated \$3.4m Benton County Rural County Capital Fund (RCCF) grant for the Southern Gateway Transformation project. Project substantially complete.</p> <p>Applied for and secured a \$1m Benton County Rural County Capital Fund (RCCF) grant and another \$325k Hanford Area Economic Investment Fund (HAEIF) grant for Azure Drive Parking & Utility Improvements.</p> <p>Refurbished Columbia Gardens “container art wrap” installation under original warranty.</p>
B. Rallies support behind the vision and strategic plan; can inspire and motivate staff and community.	X		<p>Began discussions with City staff on extending the Vista Field development agreement.</p> <p>Created utility-box art wrap and added additional wayfinding signage at intersection of Columbia Drive and Clover Island Drive and on the levee near Clover Island gateway.</p> <p>Created a Columbia Gardens Wine & Artisan Village walking map</p> <p>Developed a vetted list of potential alternative artwork projects; presented to Commission February 11, 2025.</p>
C. Creates an environment where employees at all levels contribute their knowledge, skills, abilities and ideas in a way that maximizes their potential. Employee potential is not limited by divisional walls or job title. Appropriately delegates to others. Is a good judge of talent; hires the best people available inside or outside the organization.	X		<p>Completed the port’s succession planning document; presented to Commissioners October 8, 2024.</p> <p>Bid farewell to long-time employee Jennifer Roach and brought Philline Go onto port team as senior accountant.</p> <p>Created a Laserfiche workflow for Paid Time Off (PTO) requests, and an automated registration and insurance process for the Marina.</p>

EXHIBIT A -

<p>D. Creates a climate in which people want to do and can do their best; can motivate team or project members; empowers others; invites input and shares ownership and visibility. Makes each person feel his/her work is important.</p>	<p>X</p>		<p>Prepared and presented report analyzing the Port's staffing accommodation and office space needs; presented to Commission March 25, 2025.</p> <p>Removed a damaged portion of Oak Street building/renovated remainder. Consolidated maintenance buildings into one Maintenance Facility at Oak Street—creating efficiencies and a cost-savings to the port, as well as validating the importance of maintenance staff and encouraging and empowering their design contributions.</p> <p>Encouraged and provide oversight to Marina staff to work to right-size vessels within port's marina to better accommodate additional demand from boaters displaced when up-river marina was removed. Managed Clover Island Marina at 97% capacity and coordinated 14 boat haul-outs (March through August).</p>
<p>VIII. <u>Initiative/Courage/Adaptability</u></p> <p>A. Self-starting ability. Promptly takes hold and follows through with minimum direction.</p>	<p>X</p>		<p>Executed contract on March 25, 2025 for landscape architecture work to design Daybreak Commons public open space; final design in progress, slated for completion fall 2025.</p> <p>Began researching potential "water taxi" tour vessel.</p> <p>Addressed ongoing maintenance at Vista Field including weeds; tree health; chlorine purchase, storage, and application in stream, pond & fountains.</p> <p>Added trees to Metz Plaza and repurposed tree grates; removed tree roots, fixed patio pavers, and installed new tree well planters near the West Marina Professional Building (Yacht Club).</p> <p>Completed lease renewal and amendment for improvements with Greenbrier Rail Services.</p>

EXHIBIT A -

B. Willingness to state opinions and reasons without concern about the popularity of the views. Forthrightness in dealing with Commission, customers, suppliers, and others in the organization.	X		Worked with City of Kennewick to ensure dirt pile (encroaching on the port's Vista Field parcels) is eventually removed and port properties are protected under an agreement with City.
C. Ability to adjust to changing conditions or unusual assignments. Flexibility in undertaking a variety of assignments, acceptance of decisions which go counter to own opinion.	X		Removed the former Vista Field FBO building, including asbestos evaluation and hazardous materials mitigation, to make that site available for future private development. Managed emergency work to repair Clover Island causeway.
IX. <u>Loyalty</u> Understanding and accepting of goals and policies of the organization. Willingness to support organization and management.	X		Assisted WPPA with strategic communications planning.
X. <u>Communications</u> A. Effectiveness of exchanging significant information throughout all levels of the organization; with clients, vendors, and the public.	X		Coordinate several significant meetings with the CTUIR board of Trustees, tribal elders, economic development, and Tamastlikt Cultural Institute staff related to port activities and opportunities of mutual benefit. Coordinated with Washington State Department of Transportation to add Monarcha logo with the @Columbia Gardens footer to the blue tourist panel sign on Highway 240. Presented at the Regional Chamber's State of the Ports luncheon, TRIDEC, Kiwanis, Leadership Tri-Cities, BFCOG and other organizations. Began research and writing of port history/background update including history with Tribes; Meetings with CTUIR board members, elders and staff in July and August, written history report and timeline currently in progress, slated for completion by end of 2025.

EXHIBIT A -**Commissioner Comments:**

In this year's annual evaluation, CEO Tim Arntzen once again demonstrated exceptional leadership in guiding the Port toward achieving its mission and delivering strong returns for taxpayers. Under his steady direction, the Port has continued to operate with discipline, transparency, and a focus on long-term community benefit. Of particular note, the Port celebrated its 30th consecutive clean audit report—an extraordinary accomplishment that reflects the CEO's commitment to accountability, sound fiscal management, and adherence to public stewardship principles.

This year also presented a unique and unprecedented challenge: the potential discovery of a hazardous substance that posed serious risks to the economic viability of a key Port asset. CEO Arntzen led the Port team and community through this complex and sensitive issue with transparency, thoughtfulness, and collaboration. Through his leadership, the Port navigated the investigation with integrity and care, engaging stakeholders openly and ultimately reaching a successful resolution that protected both the asset and the Port's reputation.

CEO Arntzen's continued ability to lead with foresight, strategic balance, and a deep sense of responsibility to the public interest has positioned the Port for ongoing success. His actions throughout the year reaffirm his commitment to ensuring that the Port remains mission-driven, fiscally strong, and trusted by the community it serves.

Therefore, based on all the above reasons, the CEO Evaluation Committee recommends to the Commission for approval a performance rating of "Exceptional" in accordance with the CEO contract. In addition, the Committee recommends a salary adjustment for 2026 of +4%, consistent with the terms of the CEO's Employment Agreement.

10/28/25

Tim Arntzen's Comments Related to 2025 Performance Evaluation

Commission and Performance Review Team:

It is with great honor and humility that I accept the performance evaluation for calendar year 2025. I am humbled by the kind words of the review team and commission. As I review the year's accomplishments enumerated by the review team and commission, I fully recognize that these are not my accomplishments, but those of the team we have assembled at the port. Included in the team are the commissioners, whose vision and dedication to governmental transparency provide my continued inspiration. There is not a single achievement listed that I can claim as my own. I am blessed to work with talented and inspired employees who do the work. I simply provide a little guidance along the way (though little is actually necessary).

These accomplishments are done for the betterment of the community at large, under the leadership of the elected commission. Together we can accomplish much; and we do.

The level of communication from staff to me; and from me to the commission is invaluable and I deeply appreciate the willingness of each commissioner to openly share their time and insights with me. This communication and openness are instrumental in our port's success.

Thank you for the honor of serving as your CEO. I look forward to continued success in the future.

Port of Kennewick
2025 Quarter 3
Budget-to-Actual
Review
2025-2026 Budget

**Managing Resources &
Accountability**
by Nick Kooiker, Deputy CEO/CFO/Auditor





Revenues:
\$1,030,987

- 38% Benchmark
- Operating revenues at 44%



Expenses:
\$3,090,194

- 38% Benchmark
- Operating expenses at 30%

Operating Division

Revenue & Expenses



Non-Operating Division

Revenue & Expenses



Revenues:
\$7,313,030

- 38% Benchmark
- Non-Operating Revenues at 41%
- RCCF funding for VF Pavilions
- Property taxes at \$5.2 million



Expenses:
\$1,743,213

- 38% Benchmark
- Non-Operating expenses at 35%

Capital Projects 2025/2026 Budget Amendment

EXHIBIT A

	<u>Item</u>	<u>Original Budget</u>	<u>Expended</u>	<u>Remaining</u>	<u>Proposed Amended Budget</u>
1	Vista Field Woonerf Parking Lots North & South (lots 15-21)	\$375,000	\$107,383	\$267,617	\$1,300,000
2	Vista Field Pavilions & Azure Drive Parking Lots	\$1,000,000	\$110,832	\$889,168	\$2,100,000
3	Vista Field Parking Lots 23 - 25	\$400,000	\$0	\$400,000	\$2,000,000
4	Vista Field Infrastructure West Block 1 (Blue Chart)	\$2,300,000	\$6,549	\$2,293,451	\$2,500,000
5	Vista Field Blue Chart Parking (behind Brockman)	\$750,000	\$0	\$750,000	\$0
6	Vista Field Daybreak Commons	\$1,700,000	\$59,294	\$1,640,706	\$200,000
7	Vista Field Infrastructure East Block 2 (Blue Chart)	\$2,300,000	\$4,125	\$2,295,875	\$0
8	Vista Field Infrastructure East (Grandridge Blvd.)	\$1,600,000	\$0	\$1,600,000	\$1,600,000
9	Vista Field Town Architect (operations budget)	\$300,000	\$27,136	\$272,864	\$300,000
10	VFDF A & B Improvements	\$200,000	\$148,535	\$51,465	\$200,000
11	Art Project	\$100,000	\$0	\$100,000	\$100,000
12	Asset Replacement	\$400,000	\$62,006	\$337,994	\$400,000
13	Opportunity Fund	\$125,000	\$0	\$125,000	\$125,000



Capital Projects 2025/2026 Budget Amendment

EXHIBIT A

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13	Opportunity Fund	\$125,000	\$0	\$125,000	\$125,000



Projects deferred to
2027/2028 to
meet current obligations



Benton County Rural County Capital Funds

Accumulated as of 9/30/25	Appropriated Funds	Available Balance
\$5,689,878	\$ 4,907,001	\$782,877

RCCF Balance

- \$3.4 million appropriated to Pavilions
- \$1 million for Azure/Pavilion Drive Parking Lot Infrastructure as we have not started construction for reimbursable expenditures



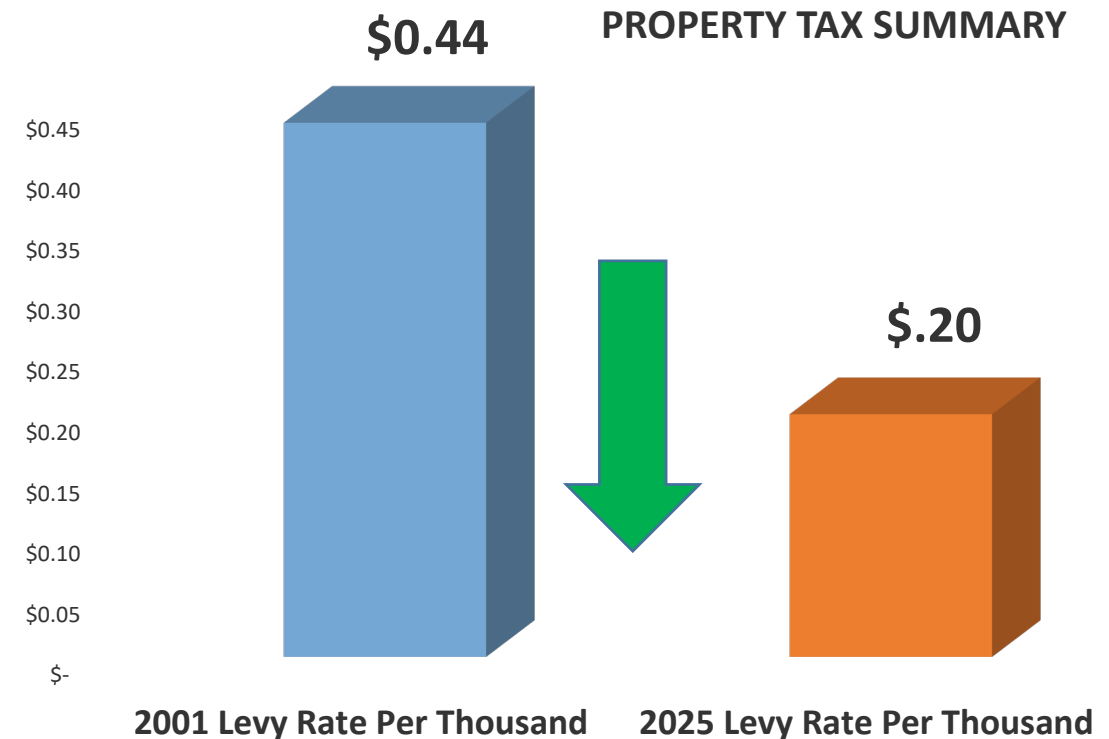
Opportunity Fund

EXHIBIT A

2025/2026 Budget: \$125,000		
Project	Encumbrance	Approved
Cable Bridge Lighting	\$25,000	6/13/2023
	TOTAL	\$ 25,000
	Remaining Budget	\$ 100,000

Property Tax *Levy Rate* per thousand has fallen to *only* \$0.20 in 2025!

Property Tax Summary 2001 vs 2025



Commission Questions?

- 1) Consensus on revised capital budget
- 2) Reserve Fund (environmental claims)





Thank You

Nick Kooiker
Deputy CEO/CFO/Auditor
509-586-1186
nick@portofkennewick.org



2025 Trunk-or-Treat

Columbia Gardens Artisan Village





Trunk-or-Treat

Hosted by Tri-City Tire LLC

2nd annual FREE Trunk-or-Treat for Tri-Cities community

Food trucks & wineries open for business

Great attendance, over 1,000 people with lots of activities for kids & family



2025 Trunk-or-Treat





EXHIBIT B



Upcoming Events

PHOTOS
With Santa & Mrs. Claus

Join us for photos with Santa & Mrs. Claus, by donation, benefiting the Kennewick Police Foundation.
(12pm-4pm)

**KIDS ACTIVITIES
FOOD TRUCKS
POP-UP VENDORS
& MUCH MORE!**

FREE, OPEN TO THE PUBLIC, ALL AGES

 **Saturday, December 6, 2025**
325 E Columbia Gardens Way
Kennewick, WA 99336

KENNEWICK POLICE FOUNDATION



Winterfest

December 6, 2025

Hosted by Columbia Gardens Artisan Village



Thank you

David Phongsu
Marketing & Capital Projects Coordinator
Port of Kennewick

10/28/25

Tim Arntzen's Comments Related to 2025 Performance Evaluation

Commission and Performance Review Team:

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Thank you for the honor of serving as your CEO. I look forward to continued success in the future.



AGENDA REPORT

TO: Port Commission

FROM: Amber Hanchette, Director of Real Estate

MEETING DATE: December 9, 2025

AGENDA ITEM: BlueChart LLC Phase One Purchase & Sale Agreement Feasibility Extension – AMENDMENT #3

I. REFERENCE(S):

Amendment #3 – Phase One Purchase and Sale Agreement - 60-day Feasibility Extension
Resolution 2025-25

II. DISCUSSION:

At a regularly scheduled Port commission meeting on March 25, 2025, commissioners approved a Phase One purchase and sale agreement with BlueChart LLC for the first single family home neighborhood in Vista Field.

A PFAS discovery on Lot 31 in late June prompted the port to pause its own construction projects at Vista Field for common area parking lots and support infrastructure to BlueChart. Subsequent sitewide soil sampling indicated that at Vista Field levels of PFAS are extremely low and below state clean up levels with the exception of one sample isolated to Lot 31. The Port is currently awaiting Ecology's response to the sampling report submitted by Landau Associates before its moves forward with its phase two infrastructure. Once Ecology has evaluated the soil sample report there should be no PFAS-related reason that construction and development of Vista Field cannot proceed on track.

Therefore, Port staff and BlueChart representatives request a 60-day extension to the Phase One purchase and sale agreement feasibility period pending a formal determination from Department of Ecology regarding the PFAS discovery. A new feasibility expiration date is set for February 25, 2026.

III. ACTION REQUESTED OF COMMISSION:

Motion:

I move approval of Resolution 2025-25 approving Amendment #3, a 60-day feasibility period extension to the Phase One purchase and sale agreement with BlueChart LLC; and that all action by port officers and employees in furtherance hereof is ratified and approved; and further, the Port Chief Executive Officer is authorized to take all action necessary in furtherance hereof.

PORT OF KENNEWICK

RESOLUTION No. 2025-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING THE THIRD AMENDMENT TO THE PURCHASE & SALE AGREEMENT 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, on or about June 10, 2025, the Parties entered into the First Amendment of Purchase and Sale Agreement, which granted a sixty (60) day extension to the existing ninety (90) day Feasibility Study Period for a total of one hundred fifty (150) days 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, on or about August 12, 2025 the Parties entered into the Second Amendment of Purchase and Sale Agreement, which granted an additional one hundred twenty (120) days to the Feasibility Study Period for a total of two hundred seventy (270) days pending investigation of PFAS discovery on lot 31 which currently ends on December 26, 2025; and

WHEREAS, the Parties wish to again amend the Purchase and Sale Agreement as it relates to the extension of the Feasibility Study Period to add an additional sixty (60) days onto the existing two hundred seventy (270) day Feasibility Study Period for a total of three hundred thirty (330) days pending a formal determination by Department of Ecology on isolated PFAS discovery on lot 31. New feasibility expiration is February 25, 2026.

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 9th day of December, 2025.

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

By: _____

SKIP NOVAKOVICH, President

By: _____

KENNETH HOHENBERG, Vice President

By: _____

THOMAS MOAK, Secretary

THIRD AMENDMENT OF PURCHASE AND SALE AGREEMENT

This THIRD AMENDMENT OF PURCHASE AND SALE AGREEMENT (this “Third Amendment”) is entered into this 9th day of December, 2025 (the “Effective Date”) by and between 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, on or about June 10, 2025, the Parties entered into the First Amendment of Purchase and Sale Agreement, which granted a sixty (60) day extension to the existing ninety (90) day Feasibility Study Period for a total of one hundred fifty (150) days 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, on or about August 12, 2025 the Parties entered into the Second Amendment of Purchase and Sale Agreement, which granted an additional one hundred twenty (120) days to the Feasibility Study Period for a total of two hundred seventy (270) days, which currently ends on December 26, 2025; 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 again amend the Purchase and Sale Agreement as it relates to the extension of the Feasibility Study Period to add an additional sixty (60) days onto the existing two hundred seventy (270) day Feasibility Study Period for a total of three hundred thirty (330) days, as further described below.

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 Third 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 Third Amendment as though written in full and shall, except as otherwise specifically modified herein, remain in full force and effect.
3. Amendment to Purchase and Sale Agreement. The Purchase and Sale Agreement shall be amended to allow an additional sixty (60) day extension onto the existing two hundred seventy (270) day Feasibility Study Period by modifying Section 4.1.1 as follows:

During the period beginning at the Effective Date and ending ~~one hundred fifty (150)~~ three hundred thirty (330) 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 Third Amendment.
5. Construction. In the event of any conflict, inconsistency or ambiguity between the terms of the Agreement and this Third Amendment; the terms of this Third Amendment shall govern and control. Any terms that are capitalized in this Third Amendment but not defined in this Third Amendment that are capitalized and defined in the Agreement shall have the same meaning for purposes of this Third Amendment as they have for purposes of the Agreement. The descriptive headings in this Third Amendment are for convenience only and will not control or affect the meaning or construction of any provision of this Third 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 Third 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**

Signed by:
By:  _____
D5D22F01D66F4E8...
Levi Holmes
Its: Member

DocuSigned by:
By:  _____
C45E3ABEB8DD438...
Benjamin Paulus
Its: Member

Certificate Of Completion

Envelope Id: C4AB1F3E-D9BD-41AD-A76F-01A469A2E96B

Status: Completed

Subject: Complete with Docusign: BlueChart - THIRD Amendment to PSA (BlueChart)(v.11.17.25).pdf

Source Envelope:

Document Pages: 3

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Lisa Schumacher

AutoNav: Enabled

350 Clover Island Drive

Envelopeld Stamping: Enabled

Suite 200

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Kennewick, WA 99336

lisa@portofkennewick.org

IP Address: 71.94.216.214

Record Tracking

Status: Original

Holder: Lisa Schumacher

Location: DocuSign

11/26/2025 7:06:54 AM

lisa@portofkennewick.org

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: Port of Kennewick

Location: Docusign

Signer Events

Benjamin Paulus

ben@bluefern.com

Manager

Bullfrog Flats LLC

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

C45E3ABEB8DD438...

Signature Adoption: Drawn on Device

Using IP Address: 50.191.22.193

Signed using mobile

Timestamp

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Viewed: 12/1/2025 3:39:33 PM

Signed: 12/1/2025 3:39:37 PM

Electronic Record and Signature Disclosure:

Accepted: 12/1/2025 3:39:33 PM

ID: 83a80ec3-5bd2-4ecf-be43-b0b286c3ebbb0

Levi Holmes

Levi@Chartwellland.com

Security Level: Email, Account Authentication
(None)

Signed by:

D5D22F01D06F4E8...

Signature Adoption: Pre-selected Style

Using IP Address: 24.113.199.27

Signed using mobile

Sent: 11/26/2025 7:08:29 AM

Viewed: 11/26/2025 7:14:06 AM

Signed: 11/26/2025 7:14:19 AM

Electronic Record and Signature Disclosure:

Accepted: 11/26/2025 7:14:06 AM

ID: c5099f01-2247-40e9-9de1-258a0eb7c4b5

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Crystal Sasso

Crystal@Chartwellland.com

Member

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 11/26/2025 7:08:29 AM

Viewed: 11/26/2025 10:36:29 AM

Carbon Copy Events	Status	Timestamp
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Electronic Record and Signature Disclosure:
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ID: 65ef97ed-bec7-4088-9229-55afafc4f5b8

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	11/26/2025 7:08:30 AM
Certified Delivered	Security Checked	11/26/2025 7:14:06 AM
Signing Complete	Security Checked	11/26/2025 7:14:19 AM
Completed	Security Checked	12/1/2025 3:39:37 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure



AGENDA REPORT

TO: Port Commission

FROM: Amber Hanchette, Director of Real Estate

MEETING DATE: December 9, 2025

AGENDA ITEM: Vista Field, LLC - Purchase & Sale Agreement Closing Extension
AMENDMENT #4

I. REFERENCE(S):

Purchase and Sale Agreement Closing Extension – AMENDMENT #4
Resolution 2025-26

II. DISCUSSION:

At a regularly scheduled Port commission meeting on April 23, 2024, the Port commission approved a purchase and sale agreement with Vatik Dulo and Ryan Foster (Vista Field LLC) for a five-story mixed use building on Lot 25 in Vista Field.

A PFAS discovery on Lot 31 in late June prompted the port to pause its own construction projects at Vista Field for common area parking lots and support infrastructure to Lot 25. Subsequent sitewide soil sampling indicated that at Vista Field levels of PFAS are extremely low and below state clean up levels with the exception of one sample isolated to Lot 31. The Port is currently awaiting Ecology's response to the sampling report submitted by Landau Associates before its moves forward with its phase two infrastructure. Once Ecology has evaluated the soil sample report there should be no PFAS-related reason that construction and development of Vista Field cannot proceed on track.

Port staff and Vista Field LLC representatives request a 60-day closing extension to the purchase and sale agreement pending a formal determination from Department of Ecology regarding the PFAS discovery. A new closing date is set for February 17, 2026.

III. ACTION REQUESTED OF COMMISSION:

Motion:

I move approval of Resolution 2025-26 approving Amendment #4, a 60-day closing extension to the purchase and sale agreement with Vista Field LLC; and that all action by port officers and employees in furtherance hereof is ratified and approved; and further, the Port Chief Executive Officer is authorized to take all action necessary in furtherance hereof.

PORT OF KENNEWICK

RESOLUTION No. 2025-26

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING THE FOURTH AMENDMENT TO THE PURCHASE & SALE AGREEMENT WITH VISTA FIELD, LLC

WHEREAS, on or about April 14, 2025 the Parties entered into a First Amendment to Purchase and Sale Agreement to (i) change the number of parking spaces assigned to Purchaser, adjust the square footage of the Property that Purchaser is purchasing from thirteen thousand seventy-seven (13,077) square feet to fourteen thousand two hundred fifty-eight (14,258) square feet; (iii) increase the proposed dwelling units from thirty (30) units to forty-seven (47) units; (iv) create new easement rights related to accessing Seller's stormwater infrastructure; (v) increase the purchase price from four hundred eighteen thousand dollars (\$418,000.00) to six hundred forty-five thousand dollars (\$645,000.00) to reflect the increased square footage; and (vi) increase the earnest money deposit from twenty thousand nine hundred dollars (\$20,900.00) to thirty-two thousand two hundred fifty dollars (\$32,250); and

WHEREAS, on or about April 23, 2025 the Parties entered into a Second Amendment to Purchase and Sale Agreement to (i) extend closing by 120 days pursuant to Section 7.4 of the Purchase and Sale Agreement, and (ii) assign the Purchase and Sale Agreement from Vatik Dulo and Ryan Foster to Vista Field, LLC; and

WHEREAS, on or about September 5, 2025 the Parties entered into a Third Amendment to Purchase and Sale Agreement to extend closing by 120 days pending investigation of PFAS discovery on lot 31 which currently ends on December 17, 2025; and

WHEREAS, the Parties now wish to enter into this Forth Amendment to Purchase and Sale Agreement to extend closing by an additional sixty (60) days pending a formal determination by Department of Ecology on isolated lot 31 PFAS discovery. New closing expiration is February 17, 2026.

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 closing period Vista Field LLC 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 9th day of December, 2025.

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

By: _____

SKIP NOVAKOVICH, President

By: _____

KENNETH HOHENBERG, Vice President

By: _____

THOMAS MOAK, Secretary

FORTH AMENDMENT OF PURCHASE AND SALE AGREEMENT

This FORTH AMENDMENT OF PURCHASE AND SALE AGREEMENT (this “Forth Amendment”) is made as of this 9th day of December, 2025 (the “Effective Date”), by and between the Port of Kennewick, a Washington municipal corporation (as “Seller”) and Vista Field, LLC, a Washington limited liability company (as “Purchaser”), who are referred to herein collectively as the “Parties.”

RECITALS

WHEREAS, the Parties previously entered into a Purchase and Sale Agreement, dated April 23, 2024 (the “Purchase and Sale Agreement”) related to real property described therein as 678 Crosswind Blvd/6724 Azure Drive, (corner lot) Kennewick, Benton County, Washington (Tax Parcel No. 132991BP5674025), and legally described as:

BINDING SITE PLAN #5674, LOT 25. RECORDED IN VOLUME 1 OF
SURVEYS AT PAGE 5674, RECORDS OF BENTON COUNTY,
WASHINGTON. AF#2022-020339, 06/16/2022. SEE SURVEY 5674

(the “Property”); and

WHEREAS, on or about April 14, 2025 the Parties entered into a First Amendment to Purchase and Sale Agreement to (i) change the number of parking spaces assigned to Purchaser from twenty-two (22) to twenty-six (26); (ii) adjust the square footage of the Property that Purchaser is purchasing from thirteen thousand seventy-seven (13,077) square feet to fourteen thousand two hundred fifty-eight (14,258) square feet; (iii) increase the proposed dwelling units from thirty (30) units to forty-seven (47) units; (iv) create new easement rights related to accessing Seller’s stormwater infrastructure; (v) increase the purchase price from four hundred eighteen thousand dollars (\$418,000.00) to six hundred forty-five thousand dollars (\$645,000.00) to reflect the increased square footage; and (vi) increase the earnest money deposit from twenty thousand nine hundred dollars (\$20,900.00) to thirty-two thousand two hundred fifty dollars (\$32,250); and

WHEREAS, on or about April 23, 2025 the Parties entered into a Second Amendment to Purchase and Sale Agreement to (i) extend closing by 120 days pursuant to Section 7.4 of the Purchase and Sale Agreement, and (ii) assign the Purchase and Sale Agreement from Vatik Dulo and Ryan Foster to Vista Field, LLC; and

WHEREAS, on or about September 5, 2025 the Parties entered into a Third Amendment to Purchase and Sale Agreement to extend closing by 120 days; and

WHEREAS, the Parties now wish to enter into this Forth Amendment to Purchase and Sale Agreement to extend closing by an additional sixty (60) days.

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 Forth Amendment by this reference.
2. Purchase and Sale Agreement. The Purchase and Sale Agreement and all amendments thereto described in the Recitals above are incorporated by reference into this Forth 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 current date for Closing is December 19, 2025. The Parties desire to extend the date for Closing an additional sixty (60) days until February 17, 2026.
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 Forth Amendment.
5. Construction. In the event of any conflict, inconsistency or ambiguity between the terms of the Purchase and Sale Agreement and this Forth Amendment, the terms of this Forth Amendment shall govern and control. Any terms that are capitalized in this Forth Amendment but not defined in this Forth Amendment that are capitalized and defined in the Purchase and Sale Agreement shall have the same meaning for purposes of this Forth Amendment as they have for purposes of the Purchase and Sale Agreement. The descriptive headings in this Forth Amendment are for convenience only and will not control or affect the meaning or construction of any provision of this Forth Amendment.
6. Counterparts. This Forth Amendment 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 Forth Amendment.

IN WITNESS WHEREOF, the Parties have executed this Forth Amendment as of the Effective Date first written above.

SELLER: Port of Kennewick
A Washington Municipal Corporation
By Authority of its Board of Commissioners

By: _____

Tim Arntzen, Chief Executive Officer

Approved:	Approved as to form:
_____	_____
Nick Kooiker, Port Auditor/CFO	Taudd Hume, Port Counsel

PURCHASER: Vista Field, LLC
A Washington limited liability company

By:

Signed by:




F897E87CB1204A2...

Vatik Dulo

Its: _____ Owner _____

By:

Signed by:



281FEA2541244A0...

Ryan Foster

Its: _____ Owner _____

ACKNOWLEDGEMENTS

~~State of Washington)~~
~~)ss~~
~~County of Benton)~~

~~On this day personally appeared before me Tim Arntzen to me known to be the **Chief Executive Officer** of the **Port of Kennewick**, the municipal corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated he is authorized to execute the said instrument.~~

~~GIVEN under my hand and official seal this ____ day of _____, 2025.~~

~~_____
Notary Public in and for the State of Washington
Residing at: _____
My Commission Expires: _____~~

~~State of Washington)~~
~~)ss~~
~~County of _____)~~

~~On this day personally appeared before me _____ to me known to be the _____ of **Vista Field, LLC**, the Washington limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated he is authorized to execute the said instrument.~~

~~GIVEN under my hand and official seal this ____ day of _____, 2025.~~

~~_____
Notary Public in and for the State of Washington
Residing at: _____
My Commission Expires: _____~~

INSERT DOCUSIGN CERTIFICATION IN LIEU OF NOTARY

Certificate Of Completion

Envelope Id: 08C02538-90F4-4715-96CD-0168AC7A6DF3

Status: Completed

Subject: Complete with Docusign: LOT 25 - FOURTH Amendment to PSA (Lot 25)(v.11.7.25).pdf

Source Envelope:

Document Pages: 4

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Lisa Schumacher

AutoNav: Enabled

350 Clover Island Drive

Envelopeld Stamping: Enabled

Suite 200

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Kennewick, WA 99336

lisa@portofkennewick.org

IP Address: 71.94.216.214

Record Tracking

Status: Original

Holder: Lisa Schumacher

Location: DocuSign

11/19/2025 10:49:53 AM

lisa@portofkennewick.org

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: Port of Kennewick

Location: Docusign

Signer Events

Ryan Foster

fanhold@icloud.com

Owner

Security Level: Email, Account Authentication (None)

Signature

Signed by:

281EEA2541244A0...

Signature Adoption: Drawn on Device

Using IP Address:

2607:fb90:3395:dc09:69e9:5082:3bd5:b836

Signed using mobile

Timestamp

Sent: 11/19/2025 10:50:41 AM

Resent: 11/20/2025 10:02:13 AM

Viewed: 11/20/2025 10:04:49 AM

Signed: 11/20/2025 10:05:03 AM

Electronic Record and Signature Disclosure:

Accepted: 11/20/2025 10:04:49 AM

ID: 4d3da3a4-d6ac-4825-a948-03ae5c5f2604

Vatik Dulo

vatik.akulagroup@gmail.com

Owner

Vatik Dulo

Security Level: Email, Account Authentication (None)

Signed by:

F897E87CB1204A2...

Signature Adoption: Pre-selected Style

Using IP Address:

2607:fb90:3395:e7f4:9c77:7d5:e282:b28e

Signed using mobile

Sent: 11/19/2025 10:50:41 AM

Resent: 11/20/2025 10:02:13 AM

Viewed: 11/20/2025 9:13:53 PM

Signed: 11/20/2025 9:14:07 PM

Electronic Record and Signature Disclosure:

Accepted: 11/20/2025 9:13:53 PM

ID: 03b2ace7-afa8-4346-b96a-5cc82d0ec902

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	11/19/2025 10:50:42 AM
Certified Delivered	Security Checked	11/20/2025 9:13:53 PM
Signing Complete	Security Checked	11/20/2025 9:14:07 PM
Completed	Security Checked	11/20/2025 9:14:07 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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AGENDA REPORT



TO: Port of Kennewick Commission
FROM: Amber Hanchette, Director Real Estate
MEETING DATE: December 9, 2025
AGENDA ITEM: Oak Street - 1620 E. 7th Ave Kennewick – Parcel Pricing

BACKGROUND:

In 1976, Don Rizzuto leased ground from the Port of Kennewick in the Oak Street Industrial Park and constructed buildings on the property at 1620 E. 7th Ave, Kennewick. Mr. Rizzuto sold the buildings to the Meares' family, owners of Western Equipment Sales, who took over the ground lease in 2016, becoming port tenants.



In 2021, the Meares' family inquired into purchasing the land from the Port in anticipation of their business evolution. At the time the port commission directed staff to obtain an appraisal for the land only at 1620 E. 7th Ave and clear numerous entitlement issues. The appraisal concluded a value of \$200,000 for the 1.4 acres zoned heavy industrial.

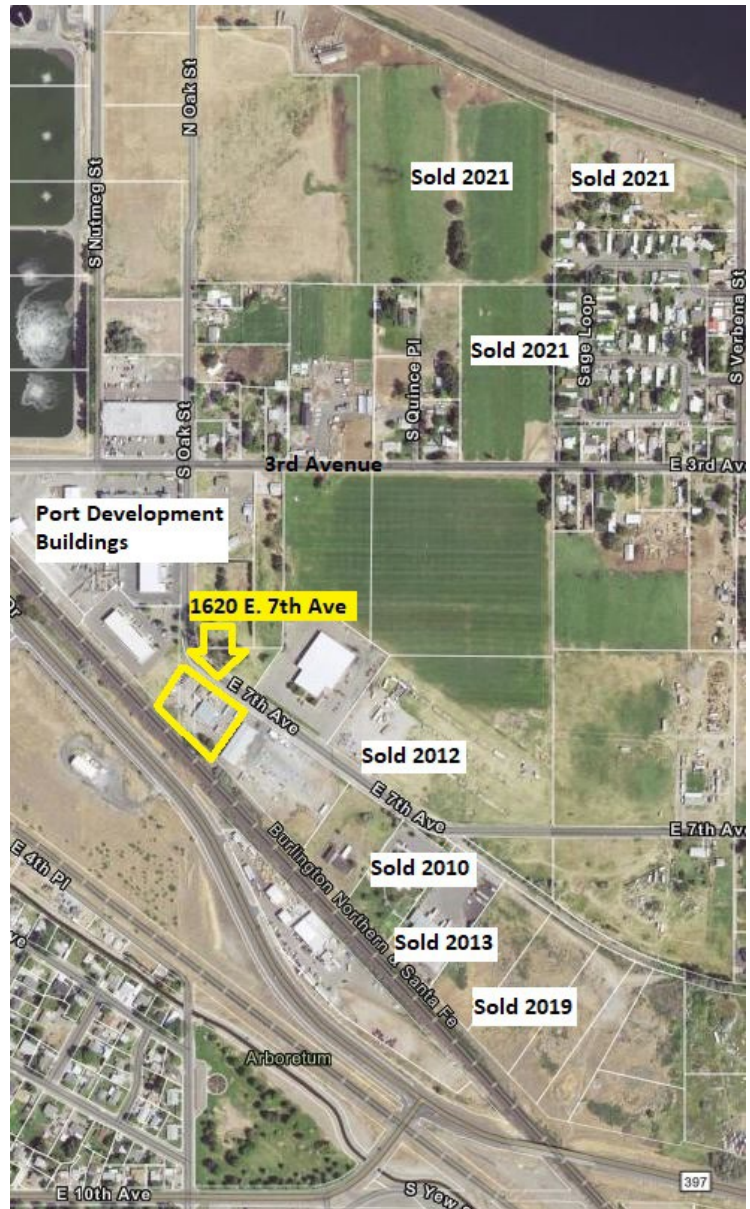
COMPREHENSIVE SCHEME – SURPLUS PROPERTY

The Port's 2025-2026 Amended Comprehensive Scheme (Resolution 2025-06) identifies Oak Street Industrial Park as an area to *"hold industrial buildings for the foreseeable future and divest vacant and agriculture properties to support its redevelopment priorities."*

REQUEST:

Due to changing economic factors, the Meares' family has decided to transition to other endeavors prompting the sale of their Oak Street Industrial Park buildings. They are marketing their buildings for sale locally and have received several interested inquiries

They are requesting that the Port Commission consider selling the land should they obtain a qualified buyer for their buildings. The land and buildings would be sold at the same time with the port receiving cash at closing.



APPRAISAL REPORT OF



1620 E 7th Ave
Kennewick, WA 99337

PREPARED FOR

Ms. Amber Hanchette
Port of Kennewick
350 Clover Island Dr
Kennewick, WA 99336

AS OF


10/05/2021

PREPARED BY

Sandollar LLC | Appraisal Group SEWA
2001 S Washington St
Kennewick, WA 99337

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 <p>Form 120.05*</p>	Client File #:		Appraisal File #:		2021-296
	<h1>Appraisal Report · Land</h1>				
	Appraisal Company: Sandollar LLC Appraisal Group SEWA				
	Address: 2001 S Washington St Suite 104, Kennewick, WA 99337				
Phone: 509.628.9817		Fax: N/A		Website: www.AppraisalGroupSEWA.com	
Appraiser: Veronica R Griffith, MAI, CCIM			Co-Appraiser:		
AI Membership (if any): <input type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS			AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		
AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate			AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		
Other Professional Affiliation: CCIM			Other Professional Affiliation:		
Email: appraisalgroupsewa@gmail.com			E-mail:		
Client: Port of Kennewick			Contact: Amber Hanchette, Director of Real Estate		
Address: 350 Clover Island Dr, Kennewick, WA 99336					
Phone: 509.586.1186		Fax: N/A		Email: Amber@PortOfKennewick.org	
SUBJECT PROPERTY IDENTIFICATION					
Address: 1620 E 7th Ave					
City: Kennewick		County: Benton		State: WA ZIP: 99337	
Legal Description: Section 5 Township 8 Range 30 Quarter SW; SHORT PLAT #3002, LOT 1, RECORDED 5/10/2007, UNDER AUDITOR'S FILE NO. 2007-014679. RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 3002, RECORDS OF BENTON COUNTY, WASHINGTON. NOTE: this was superceded by a boundary line adjustment filed in 2020 adding the Railroad ROW that had been abandoned; see documents included					
Tax Parcel #: 105803013002001		RE Taxes: 504.21		Tax Year: 2021	
Use of the Real Estate As of the Date of Value:			Light to Heavy Industrial		
Use of the Real Estate Reflected in the Appraisal:			Light to Heavy Industrial		
Opinion of highest and best use (if required):			Light to Heavy Industrial		
SUBJECT PROPERTY HISTORY					
Owner of Record: Port of Kennewick					
Description and analysis of sales within 3 years (minimum) prior to effective date of value: There have been no sales recorded of the property during the preceding three years. The land is currently subject to a lease.					
Description and analysis of agreements of sale (contracts), listing, and options: There are no current listings for sale or for lease of the subject property. The Owner reports that it wishes to sell the property to the current tenant, Western Equipment Sales.					
RECONCILIATIONS AND CONCLUSIONS					
Indication of Value by Sales Comparison Approach			\$ 200,000		
Indication of Value by Cost Approach			\$ Not Conducted		
Indication of Value by Income Approach			\$ Not Conducted		
Final Reconciliation of the Methods and Approaches to Value: Only the sales comparison approach to value was conducted. The data available was considered sparse, with only two sales in subject's neighborhood in the last three years, one was much larger, required extension of utilities, cleanup and was located in the flood plain while the other was also much larger and sold at auction. Thus, it was necessary to expand search parameters to other industrial areas of the Tri-Cities.					
Opinion of Value as of: 10/05/2021			\$ 200,000		
Exposure Time: Less than 12 months					
The above opinion is subject to: <input checked="" type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.					

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-120.05 Appraisal Report - Land © Appraisal Institute 2017, All Rights Reserved

Client:	Port of Kennewick	Client File #:	
Subject Property:	1620 E 7th Ave, Kennewick, WA 99337	Appraisal File #:	2021-296

ASSIGNMENT PARAMETERS

Intended User(s):	Client Only; no other intended users were identified at the time of engagement		
Intended Use:	Estimate the Market Value of the property As Is for a potential sale		
The report is not intended by the appraiser for any other use by any other user.			
Type of Value:	Market Value	Effective Date of Value:	10/05/2021
Interest Appraised:	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other		
Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) Subject land parcel is currently leased; the tenant wishes to purchase the land. Thus, for purposes of valuation, the market value of the fee simple interest is appraised and it is assumed (a) that the land is vacant and available for sale; and (b) that the lease would be extinguished upon transfer. The value could be different if this assumption were not used.			
Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) N/A			
This is an Appraisal Report in accordance with Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).			

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized	Approaches to Value Developed
Appraiser Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: September 5, 2021 Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Local PACMLS owned by the Tri-Cities Association of Realtors; Washington State Commercial Broker's Association MLS (CBA); Loopnet; public records; short plat	Cost Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis
Co-Appraiser Property Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:	Sales Comparison Approach: <input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis
	Income Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments: Subject site and surrounding neighborhood was inspected. Each land sale was physically inspected, confirmed at least with the public records and photographed by the appraiser. In Washington State, a disclosure state, the parties to each transaction sign an affidavit disclosing the sale price; this is considered indirect confirmation. Direct confirmation is made if the appraiser confirms with a party to the sale, i.e., buyer, seller, or broker. The main difference between direct and indirect confirmation is the fact that any unusual conditions of sale or motivations of sale are not discovered. The most similar sales were then analyzed for valuation of this parcel.

Significant Real Property Appraisal Assistance: ☒ None ☐ Disclose Name(s) and contribution:

Client:	Port of Kennewick	Client File #:	
Subject Property:	1620 E 7th Ave, Kennewick, WA 99337	Appraisal File #:	2021-296

MARKET AREA ANALYSIS

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Built Up <input checked="" type="checkbox"/> Under 25% <input type="checkbox"/> 25%-75% <input type="checkbox"/> Over 75%	Growth <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow	Supply & Demand <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Value Trend <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Decreasing	Typical Marketing Time <input type="checkbox"/> Under 3 Months <input type="checkbox"/> 3-6 Months <input checked="" type="checkbox"/> Over 6 Months																				
Neighborhood Single Family Profile <table border="1"> <tr> <th>Price</th> <th>Age</th> </tr> <tr> <td>150K</td> <td>Low</td> </tr> <tr> <td>500K</td> <td>High</td> </tr> <tr> <td>350K</td> <td>Predominant</td> </tr> </table>		Price	Age	150K	Low	500K	High	350K	Predominant	Neighborhood Land Use <table border="1"> <tr> <td>1 Family</td> <td>10 %</td> <td>Commercial</td> <td>50 %</td> </tr> <tr> <td>Condo</td> <td>0 %</td> <td>Vacant</td> <td>40 %</td> </tr> <tr> <td>Multifamily</td> <td>0 %</td> <td></td> <td></td> </tr> </table>		1 Family	10 %	Commercial	50 %	Condo	0 %	Vacant	40 %	Multifamily	0 %			Neighborhood Name : East Kennewick PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ / Amenities: N/A	
Price	Age																								
150K	Low																								
500K	High																								
350K	Predominant																								
1 Family	10 %	Commercial	50 %																						
Condo	0 %	Vacant	40 %																						
Multifamily	0 %																								

Market area description and characteristics: Subject lies in the Oak St Industrial Park neighborhood of East Kennewick that was developed by the Port of Kennewick during the 1970's to 1990's. The Port still retains ownership of a number of improved properties as well as vacant industrial land suitable for development. The park dominates the area in the SWQ of SR 397 (aka Gum St aka Chemical Dr) and 3rd St between the Columbia River and approximately Bowles Ave; and is surrounded by a lightly populated agricultural farming base that is gradually being absorbed for redevelopment with single family homes on small acreages and subdivisions. The park is approximately one mile south of the Cable Bridge, which provides access across the Columbia River and into Franklin County. The majority of properties within the Oak St Industrial Park are zoned for heavy industrial use with a few zoned for lighter industrial use. The site benefits from easy access to, and limited visibility from, SR 397, which runs parallel to site's southwesternmost border, and the Burlington Northern Santa Fe (BNSF) tracks right of way; however, the site is not rail served and the tracks and SR 397 roadbed are elevated above the subject property. Demand in this neighborhood is considered limited compared to other industrial parks in the Tri-Cities; this is reflected in land and improved rental rates and sale prices, occupancy rates, absorption rates, etc.

SITE ANALYSIS

Dimensions:	Somewhat irregular, BLA filed by Owner in 2020	Area:	61,147
View:	Light and Heavy Industrial Uses	Shape:	Somewhat irregular
Drainage:	Appears Adequate	Utility:	Slightly irregular
Site Similarity/Conformity to Neighborhood		Zoning/Deed Restriction	
Size:	View:	Zoning:	Convenants, Condition & Restrictions
<input type="checkbox"/> Smaller than Typical	<input type="checkbox"/> Favorable	IH, Industrial	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
<input checked="" type="checkbox"/> Typical	<input checked="" type="checkbox"/> Typical	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning	Documents Reviewed
<input type="checkbox"/> Larger Than Typical	<input type="checkbox"/> Less than Favorable	<input type="checkbox"/> Legal, non-conforming	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		<input type="checkbox"/> Illegal	Ground Rent \$ /
Utilities		Off Site Improvements	
Electric	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Gas	<input type="checkbox"/> Public <input type="checkbox"/> Other	Alley	<input type="checkbox"/> Public <input type="checkbox"/> Private
Water	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Other	Sidewalk	<input type="checkbox"/> Public <input type="checkbox"/> Private
Sewer	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Other	Street Lights	<input type="checkbox"/> Public <input type="checkbox"/> Private
	Benton PUD or REA		N/A
	City of Kennewick		N/A
	City of Kennewick		N/A

Site description and characteristics: The subject site lies along the southern alignment of a public ROW, E 7th Ave, the extension of S Oak St, which originates at the Columbia River about one mile north, crosses E 3rd St, which provides access to SR 397 one block west; and continues south, becoming E 7th Ave just north of subject. This right of way is used primarily for access to industrial users at its intersection with S Oak St in the easternmost portion of the City of Kennewick. Based on a review of the City's utility map, the site is served with both municipal water and sewer. Based on a review of the FEMA Map #5300110009E, the site is located within the boundaries of the 100-year flood plain; see exhibits contained in the Addenda. The size reported in the Benton County records is not correct and the size utilized herein is based on the size as reported in the boundary line adjustment survey.

HIGHEST AND BEST USE ANALYSIS

<input checked="" type="checkbox"/> Present Use	<input type="checkbox"/> Proposed Use	<input type="checkbox"/> Other	Industrial use
---	---------------------------------------	--------------------------------	----------------

Summary of highest and best use analysis: The site is zoned for industrial use, which is the only legally permissible use if vacant and available for sale or lease. That use is physically possible and financially feasible; in fact, it is the only financially feasible use given the current zoning of the property. A wide variety of industrial uses would be permissible.

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June 2017

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Client:	Port of Kennewick	Client File #:	
Subject Property:	1620 E 7th Ave, Kennewick, WA 99337	Appraisal File #:	2021-296

SITE VALUATION**Site Valuation Methodology**

- ☒ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- ☐ **Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- ☐ **Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	1620 E 7th Ave Kennewick, WA 99337	0 Lindsay Ave Pasco, WA 99301		2080 N Commercial Ave Pasco, WA 99301		225204 E Cochran Rd Kennewick, WA 99337	
Proximity to Subject		1.70 miles NE		3.54 miles NE		4.35 miles SE	
Data Source/ Verification		MLS #249412; Public Recs Public Recs		Retrospect; Public Recs Public Recs		MLS #245665; Public Recs Public Records	
Sales Price	\$	\$ 119,000.00		\$ 340,000.00		\$ 65,000.00	
Price/ square foot	\$ 0	\$ 3.74		\$ 3.70		\$ 2.87	
Sale Date	Current	03/19/2021		06/18/2021		07/02/2020	
Location	Fair to Average	Fair to Avg		Avg to Good		Fair to Avg	
Site Size	61,147	31,798		91,911		22,651	
Site View	Industrial	Industrial		Industrial		Ind'l / Ag	
Site Improvements	N/A	N/A		N/A		N/A	
Zoning/Flood/RR	IH / Yes / Yes	L-1 / No / No		L-1 / No / No		L-1 / No / Yes	
Power/Water/Sewer	P/W/S	P/W/S		P/W/S		P/Well/OSS	
Buyer	TBD	Vargas (etux)		G A Marrs Properties		Gonzalez, Jose	
Seller	Port of Kennewick	Bergevin Prop LLC		Desert Plateau Trans		Heitz, Valerie S	
Tax Parcel ID	105803013002001	112352017;026;352151		113520327		123802000017000	
Net Adjustment		X +	X - \$ -0.37	X +	X - \$ -0.74	X +	X - \$ 0.50
Indicated Value		Net Adj. -10% Gross Adj. 10% \$ 3.37		Net Adj. -20% Gross Adj. 20% \$ 2.96		Net Adj. 17% Gross Adj. 37% \$ 3.37	
Prior Transfer History	No transfer in the preceding 3 years	No transfer in the preceding 3 years		No transfer in the preceding 3 years		No transfer in the preceding 3 years	

Site Valuation Comments: Sales of smaller industrially zoned parcels are infrequent; most are much larger; thus the data set is considered very sparse. Additionally, sales of parcels with an industrial zoning designation located in the 100-year flood plain and adjacent to an elevated railroad are very rare making it difficult to extract support for adjustments; thus, the adjustments are more of a directional adjustment. Downward adjustments were made to each sale for their superior location out of a flood zone compared to subject; and Sale #3 was adjusted for its inferior lack of access to public water/sewer, having only a domestic well and an on-site septic system, although it does abut the same railroad tracks. By way of comparison, irrigated farmland in the neighborhood is selling for about \$60,000/acre.

Site Valuation Reconciliation: After adjustment, the sales reflect a range of \$2.96 to \$3.37 PSF. Most emphasis is placed on sales #1 and #2 as being most recent, needing the least adjustment (10% to 20%), and Sale #3 is the closest geographically to subject. A value of \$3.25 PSF is concluded which results in a calculated value of the subject of (61,147 SF x 3.25 PSF) \$198,727, rounded to \$200,000.

Opinion of Site Value**\$ 200,000**

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June 2017

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Client:	Port of Kennewick	Client File #:	
Subject Property:	1620 E 7th Ave	Appraisal File #:	2021-296

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purpose of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, and other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

☒ Market Value Definition (below) ☐ Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from the seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal, 6th ed., Appraisal Institute*

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June 2017

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Client:	Port of Kennewick	Client File #:	
Subject Property:	1620 E 7th Ave	Appraisal File #:	2021-296

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.
☒ None ☐ Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser ☒ Yes ☐ No
 Property Inspected by Co-Appraiser ☐ Yes ☐ No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment: ☐ None ☐ Specify services provided:

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES


Appraisal Institute Designated Member, Candidate, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I ☒ have / ☐ have not completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report, I ☐ have / ☐ have not

APPRAISERS SIGNATURES**APPRAISER:**

Signature 
 Name Veronica R. Griffith, MAI, CCIM
 Report Date 10/11/2021
 Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☒
 License # 1101758 State WA
 Expiration Date 11/15/2021

CO-APPRAISER:

Signature _____
 Name _____
 Report Date _____
 Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☐
 License # _____ State _____
 Expiration Date _____

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June 2017

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Borrower	N/A					
Property Address	1620 E 7th Ave					
City	Kennewick	County	Benton	State	WA	Zip Code 99337
Lender/Client	Port of Kennewick	Address		350 Clover Island Dr, Kennewick, WA 99336		



Subject Property from
Northwest Corner of E 7th Ave



Subject Property Mid Property Line
along E 7th Ave



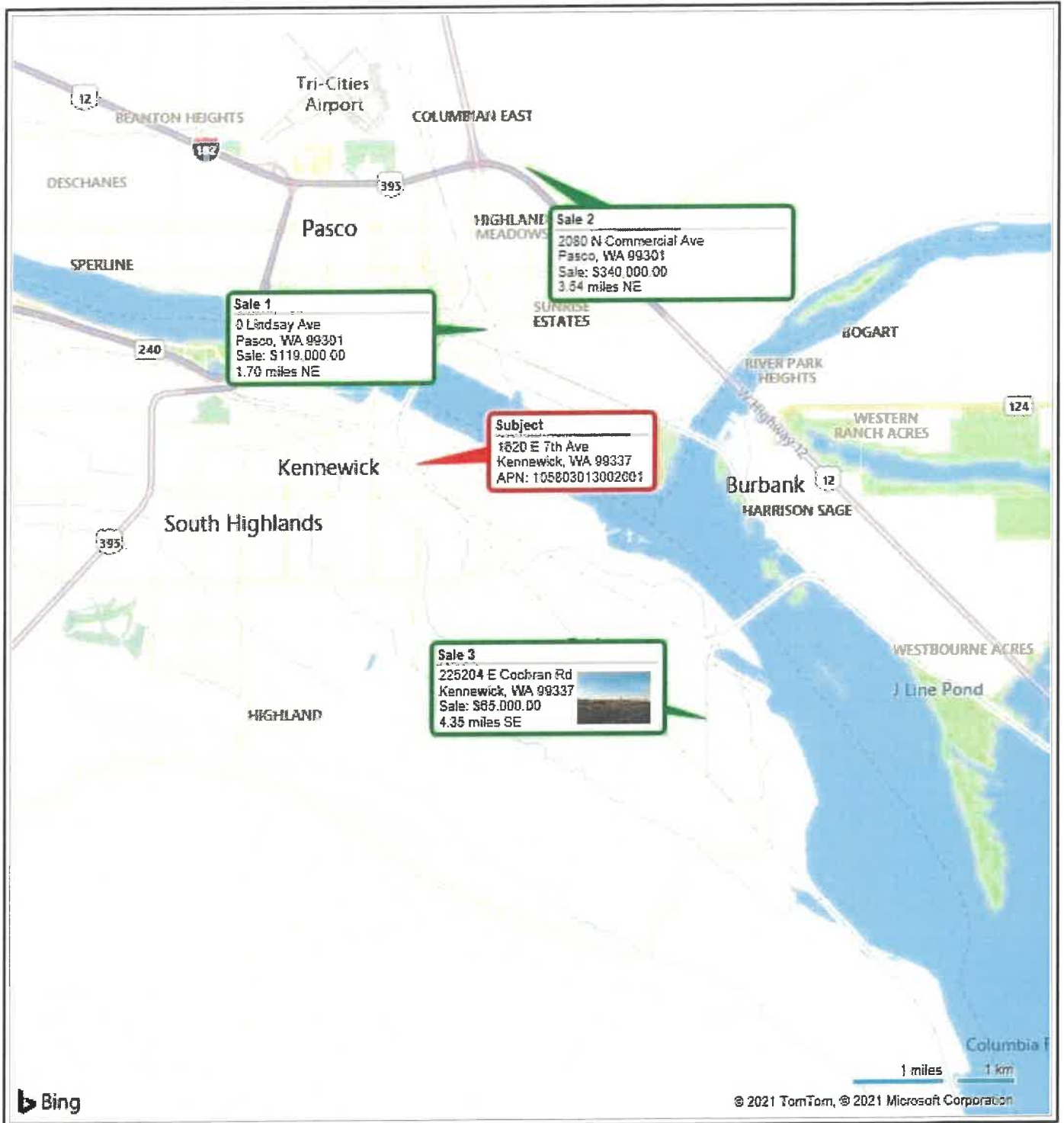
Subject Property from
Northeast Corner

Sandollar LLC | Appraisal Group SEWA
Location Map - Subject & Comparables

File No. 2021-296

Case No.

Borrower	N/A						
Property Address	1620 E 7th Ave						
City	Kennewick	County	Benton	State	WA	Zip Code	99337
Lender/Client	Port of Kennewick		Address	350 Clover Island Dr, Kennewick, WA 99336			



Borrower	N/A						
Property Address	1620 E 7th Ave						
City	Kennewick	County	Benton	State	WA	Zip Code	99337
Lender/Client	Port of Kennewick	Address		350 Clover Island Dr, Kennewick, WA 99336			



File No. 2021-296
Case No.

Sandollar LLC | Appraisal Group SEWA
Location Map - Aerial (Source: Google Maps)

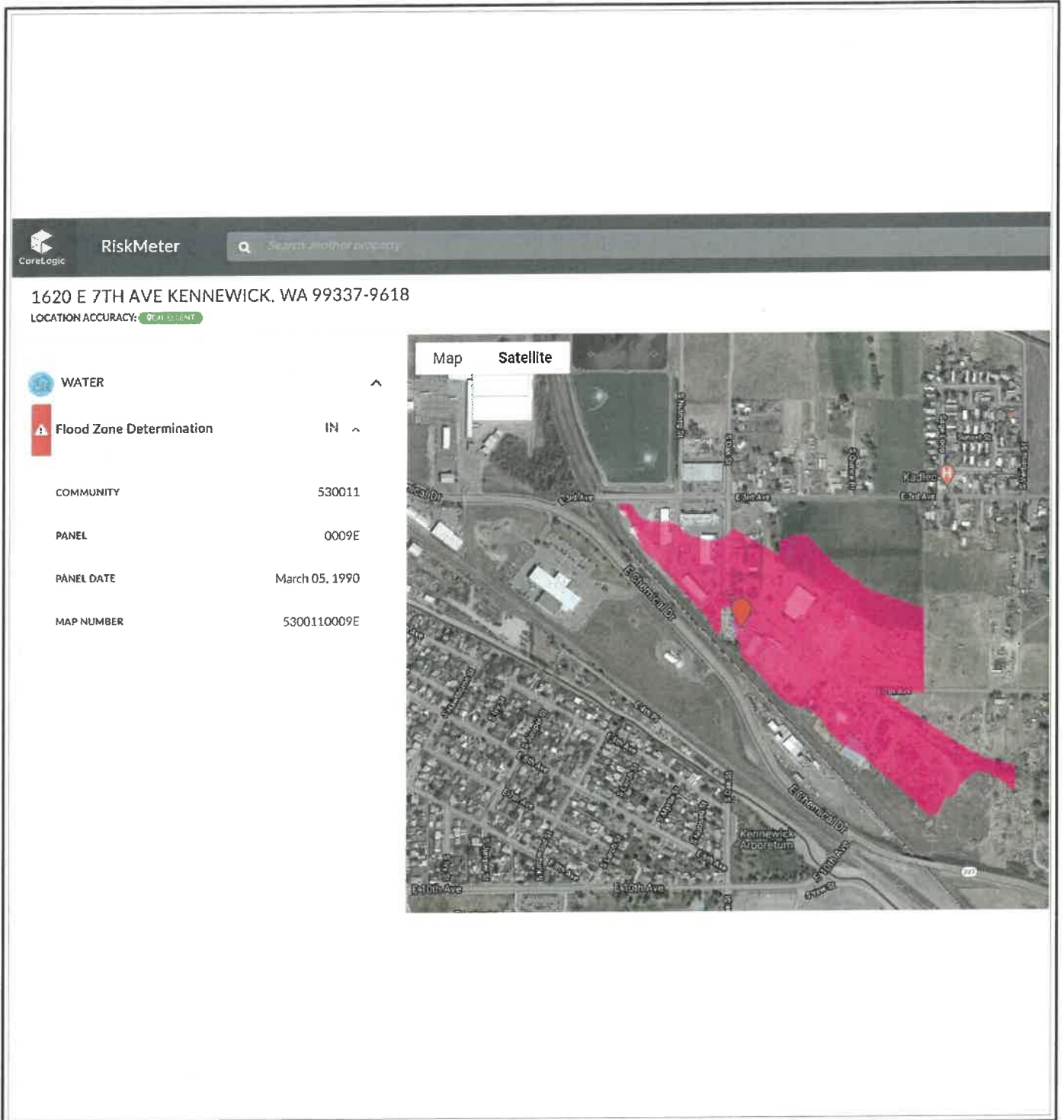
File No. 2021-296

Case No.

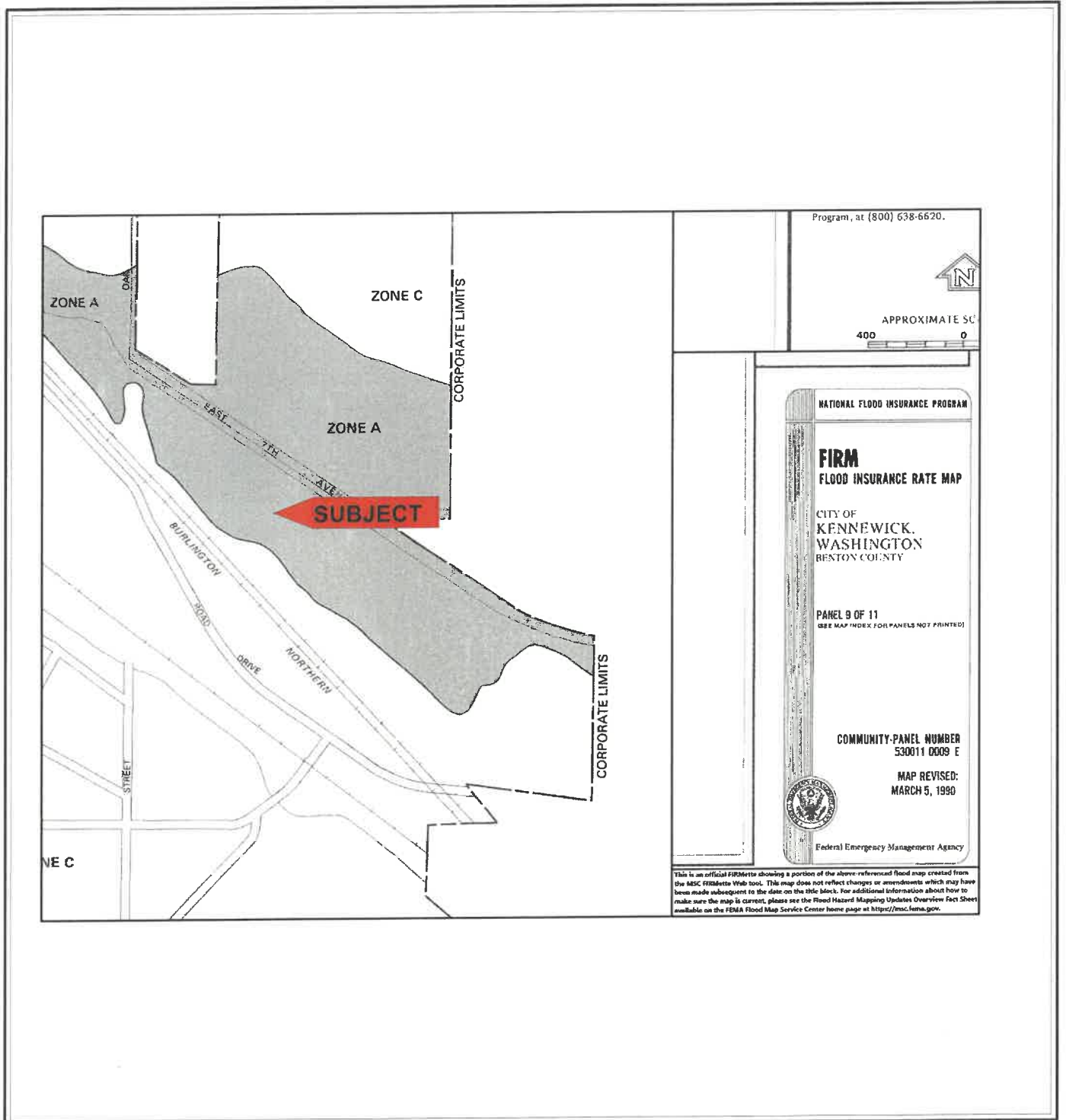
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Property Address	1620 E 7th Ave					
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Lender/Client	Port of Kennewick		Address	350 Clover Island Dr, Kennewick, WA 99336		





Development Services Division

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

March 5, 2021

Amber Hanchetta
Port of Kennewick
350 Clover Island Dr., Suite 200
Kennewick, WA 99336

RE: Boundary Line Adjustment: BLA 20-11/PLN-2020-03135

Dear Ms. Hanchetta,

The City of Kennewick has reviewed your request for a Boundary Line Adjustment involving the following parcels:

1-0680-400-0002-001, 1-0580-301-3002-001

This request for a boundary line adjustment is hereby approved. The following documents must be recorded with the Benton County Auditor's office in order to complete the boundary line adjustment.

- Deeds
- Map or Record Survey

Please be sure to take this letter with you to present at the Auditor's office as proof that the City has approved this boundary line adjustment.

Per Washington State Law (RCW 64.04 050), a tax affidavit is required prior to recording the deeds to complete this boundary line adjustment. Both the deeds and the tax affidavit must be stamped by the Benton County Treasurer's office and then recorded with Benton County Auditor's office. Questions regarding the tax affidavits can be answered by the Benton County Treasurer's office (509) 735-8505. Questions about recording documents can be answered by the Benton County Auditor's office (509) 736-2727.

Please return a copy of the recorded documents to the City of Kennewick Development Services Division. No permits will be issued until a copy of the recorded documents is received. This approval will be null and void if documents are not recorded within 180 days of the date of this letter.

Should you have any questions, please feel free to contact me at (509) 585-4386 or anthony.muai@ci.kennewick.wa.us.

Sincerely,

Anthony Muai, AICP
Planning Manager

Attachment: Deeds & Map

cc: File

Filed for Record at Request of:

Port of Kennewick
350 Clover Island Drive Ste 200
Kennewick, WA 99336
Attn: Amber Hanchace

Document Title: Quit Claim Deed

Reference Number of Related Document:

Grantor(s): The Port of Kennewick, a Municipal Corporation of the State of Washington

Grantee(s): The Port of Kennewick, a Municipal Corporation of the State of Washington

Legal Description: Portion of sections 5 & 6, T8N R30E WM

Additional Legal Description is on Page 1 of Document.

Assessor's Tax Parcel Number: portions of 1-0580-301-3002-001 & 1-0680-400-0002-001

QUIT CLAIM DEED

THE GRANTORS: The **PORT OF KENNEWICK, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, for and in consideration of Boundary Line Adjustment, conveys and quit claims to:

THE GRANTEE: **PORT OF KENNEWICK, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, the following described real estate, situated in the County of Benton, State of Washington, together with all after acquired title of the grantors therein:

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6 AND SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 5; THENCE SOUTH 0°58'17" EAST, 511.56 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE SOUTH 89°02'48" WEST, 30.00 FEET TO THE WEST LINE OF OAK STREET AND TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°01'43" WEST, 167.87 FEET; THENCE NORTH 44°00'44" WEST, 102.55 FEET;
THENCE SOUTH 45°59'17" WEST, 156.41 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE SOUTH 1°28'42" EAST, 37.16 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 44°00'59" EAST, 400.69 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 45°59'01" EAST, 175.50 FEET TO THE NORTHWEST CORNER OF LOT 1, SHORT PLAT NO. 3002 ACCORDING TO THE SURVEY RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3002, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF EAST 7TH AVENUE; THENCE NORTH 55°57'23" WEST, 24.31 FEET ALONG SAID RIGHT OF WAY LINE TO THE SAID EAST LINE OF SECTION 6; THENCE NORTH 0°58'17" WEST, 11.84 FEET ALONG SAID EAST LINE AND ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A NON-TANGENT 195.00 FEET RADIUS CURVE (RADIUS POINT BEARS NORTH 52°55'34" EAST); THENCE NORTHWESTERLY, 68.81 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 20°13'02" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OAK STREET; THENCE NORTH 0°58'17" WEST, 154.68 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

SUBJECT TO RIGHT OF WAY CONVEYED TO CITY OF KENNEWICK UNDER AUDITOR'S FILE NUMBER 86-4110, RECORDS OF BENTON COUNTY, WASHINGTON

CONTAINS 2.11 ACRES, MORE OR LESS.

Dated this 10th day of March, 2021

Tim Arntzen
Port of Kennewick, a Municipal Corporation of the State of Washington

By: Tim Arntzen

Title: Chief Executive Officer

Filed for Record at Request of:

Port of Kennewick
350 Clover Island Drive Ste 200
Kennewick, WA 99336
Attn: Amber Handlette

Document Title: Quit Claim Deed

Reference Number of Related Document:

Grantor(s): The Port of Kennewick, a Municipal Corporation of the State of Washington

Grantee(s): The Port of Kennewick, a Municipal Corporation of the State of Washington

Legal Description: Portion of sections 5 & 6, T8N R30E WM

Additional Legal Description is on Page 1 of Document.

Assessor's Tax Parcel Number: portions of 1-0580-301-3002-001 & 1-0680-400-0012-001

QUIT CLAIM DEED

THE GRANTORS: The **PORT OF KENNEWICK, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, for and in consideration of Boundary Line Adjustment, conveys and quit claims to:

THE GRANTEES: **PORT OF KENNEWICK, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, the following described real estate, situated in the County of Benton, State of Washington, together with all after acquired title of the grantors therein:

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6 AND SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

LOT 1, SHORT PLAT 3002, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2007-014679, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

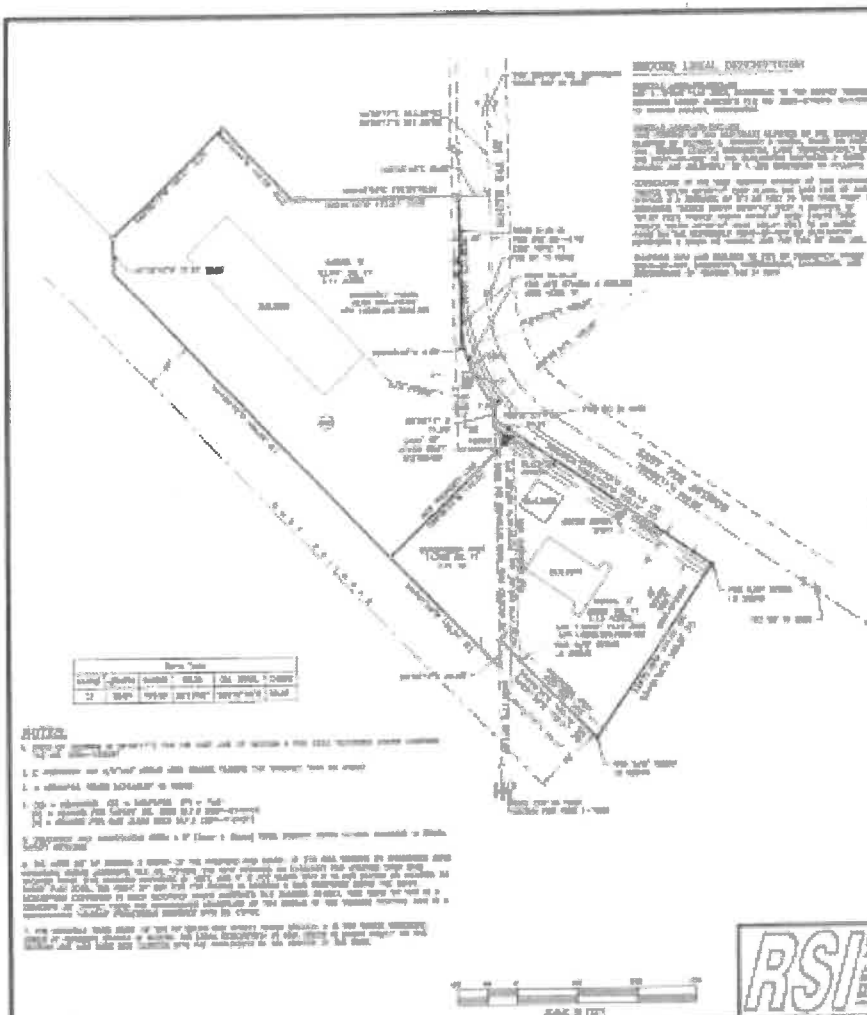
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING 20.00 FEET EASTERLY OF THE WEST LINE OF SECTION 5; TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M.; THENCE SOUTH 0°58'17" EAST, 227.82 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 44°00'59" WEST, 29.17 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD TO A POINT ON THE WEST LINE OF SAID SECTION 5; THENCE SOUTH 0°58'17" EAST, 29.30 FEET ALONG SAID WEST LINE AND ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 44°00'59" WEST, 158.74 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 45°59'01" EAST, 175.50 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.13 ACRES, MORE OR LESS.

Dated this 10th day of March, 2021


Port of Kennewick, a Municipal Corporation of the State of Washington

By: Tim Antzen

Title: Chief Executive Officer



RECORD SURVEY

FOR BOUNDARY LINE ADJUSTMENT
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8 AND
SOUTHWEST 1/4 OF SECTION 9,
TOWNSHIP 8 NORTH, RANGE 30 EAST, N.M.
COUNTY OF KERN, KERN COUNTY, CALIFORNIA

THIS SURVEY WAS MADE BY THE SURVEYOR OF THE COUNTY OF KERN, CALIFORNIA, AND THE RESULTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT BY THE SURVEYOR.

THE SURVEY WAS MADE BY THE SURVEYOR OF THE COUNTY OF KERN, CALIFORNIA, AND THE RESULTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT BY THE SURVEYOR.

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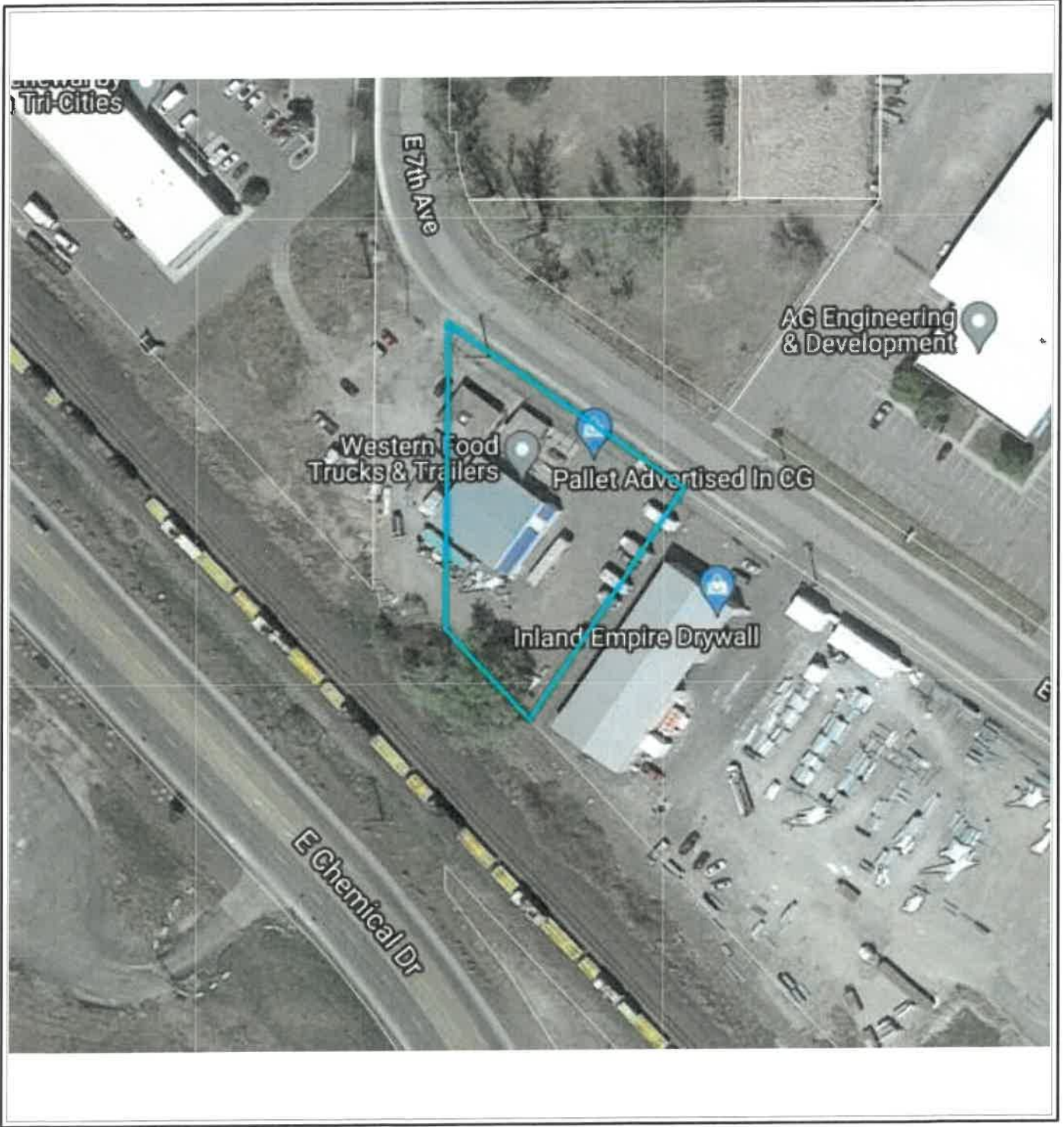
THE SURVEY WAS MADE BY THE SURVEYOR OF THE COUNTY OF KERN, CALIFORNIA, AND THE RESULTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT BY THE SURVEYOR.

THE SURVEY WAS MADE BY THE SURVEYOR OF THE COUNTY OF KERN, CALIFORNIA, AND THE RESULTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT BY THE SURVEYOR.

DATE	PORT OF KERN	AS
1911	ADJUSTMENT	1911
1911	ADJUSTMENT	1911
1911	ADJUSTMENT	1911
1911	ADJUSTMENT	1911
1911	ADJUSTMENT	1911
1911	ADJUSTMENT	1911
1911	ADJUSTMENT	1911
1911	ADJUSTMENT	1911
1911	ADJUSTMENT	1911
1911	ADJUSTMENT	1911



Borrower	N/A						
Property Address	1620 E 7th Ave						
City	Kennewick	County	Benton	State	WA	Zip Code	99337
Lender/Client	Port of Kennewick	Address		350 Clover Island Dr, Kennewick, WA 99336			



Sandollar LLC | Appraisal Group SEWA
Utility Map

File No. 2021-296

Case No.

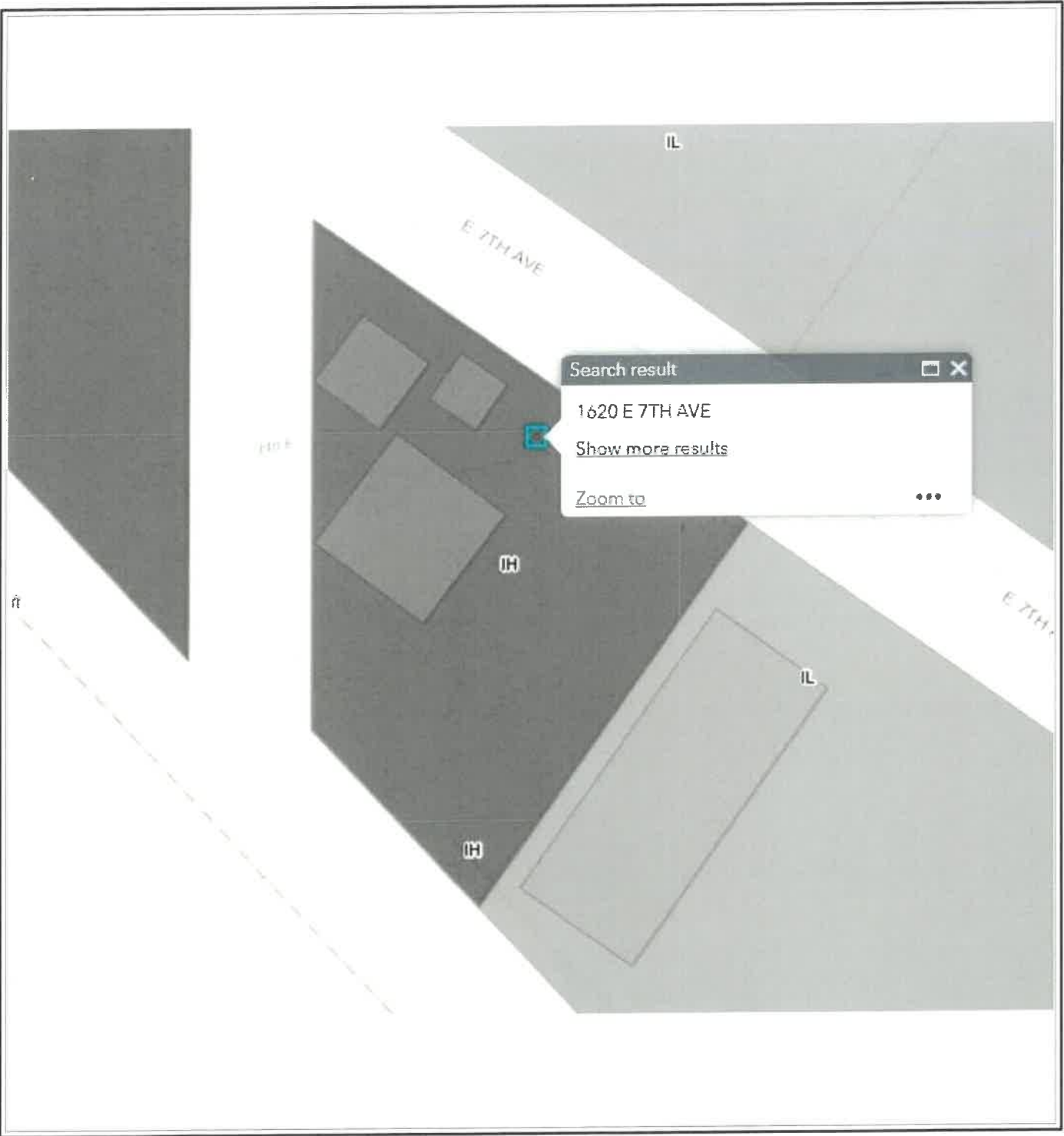
Borrower	N/A					
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Lender/Client	Port of Kennewick	Address		350 Clover Island Dr, Kennewick, WA 99336		



Sandollar LLC | Appraisal Group SEWA
Zoning Map (Source: City or County Records)

File No. 2021-296
Case No.

Borrower	N/A					
Property Address	1620 E 7th Ave					
City	Kennewick	County	Benton	State	WA	Zip Code 99337
Lender/Client	Port of Kennewick	Address		350 Clover Island Dr, Kennewick, WA 99336		



Borrower	N/A					
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City	Kennewick	County	Benton	State	WA	Zip Code 99337
Lender/Client	Port of Kennewick	Address		350 Clover Island Dr, Kennewick, WA 99336		

and air, but the operation of which is clean and quiet.

- (18) IL - The purpose of the IL district is to provide areas for less intensive manufacturing and industrial uses, warehousing, and distribution operations to serve the district.
- (19) IH - The purpose of the IH district is to provide areas for general industrial processing and manufacturing subject only to the protection of nearby uses and the required quality of the air and water.
- (20) JF - The purpose of the JF district is to establish areas for uses that have regional significance, but may possess objectionable operational characteristics and may adversely affect adjacent areas and neighborhoods. This district

Statement of Qualifications for

Veronica R. (Nikki) Griffith, MAI, CCIM

EDUCATION

May, 1988 **St. Louis University** Graduated Cum Laude; Major in Business Management
St. Louis, MO with Minor in Communications

PROFESSIONAL EXPERIENCE

2014 - Now **Sandollar LLC | Appraisal Group** *Owner/Principal*
SEWA



Private practice firm specializing in ***appraisal, appraisal review and consulting*** for all types of commercial real estate property for a variety of institutional, governmental and other private party clients. Firm is the successor entity of Ms. Griffith's firm (see below) and Chamberlin & Associates, Inc. (Gary Chamberlin, MAI, Owner, now retired).

2004 - 2014 **Sandollar Realty Advisors** *Owner/Principal*
Tri-Cities (Kennewick, Pasco & Richland), WA



Private practice specializing in (1) ***appraisal, appraisal review and litigation support*** for all types of commercial real estate property for a variety of institutional and attorney clients; (2) ***commercial real estate brokerage*** (sales and leasing) for office, industrial, retail property including short sale and REO property; and (3) ***education, curriculum development, and regulatory compliance*** for the banking, real estate brokerage and appraisal industries. Firm initiated operations in Arizona; relocated to Washington State in mid 2007.

1991 - 2004 **Bank One Corporation (now** *SVP, Chief Appraiser, National Manager*
JPMorgan Chase), Phoenix, AZ *Real Estate Appraisal Group (REAG)*

Management and oversight responsibility for the commercial real estate valuation functions of a \$20 Billion commercial real estate portfolio for a \$300 Billion national (5th largest U.S.) bank including direction of 45+ full time employees with \$4+ Million annual budget. Reported to Senior Credit Officer. Supervised 8 direct reports. Major accomplishments included development and maintenance of:

- Bank policies for Board of Director action in response to a changing regulatory environment;
- Procedures for engagement of independent fee appraisers on a contract basis with annual contracts totaling \$12MM to \$15MM annually;
- Procedures for review of 3rd party appraisals to determine regulatory compliance with bank policy, federal and state regulation, and USPAP for commercial real property collateral valued in excess of \$20 Billion annually;
- Internet (for 3rd party vendor use) and intranet (for internal bank use);
- Appraisal management tracking database software;
- Company wide training program for all bankers, underwriters, credit administration staff, etc.; and
- Engineering of post merger strategy for five separate legacy banking institutions' appraisal departments including rightsizing over the years from an initial staff of 72 full time employees (legacy institutions included Bank One, 1st Chicago, American National, NBD Detroit, and NBD Indiana).

1990 - 1991 **RTC (Western Savings & Loan),** *VP, Chief Appraiser*
Phoenix, AZ *Real Estate Appraisal Department*

Management and oversight responsibility for re-appraisal of all commercial and agricultural real estate assets for the combined \$150 Billion real estate portfolios of four insolvent financial institutions during their receivership / liquidation phase. Facilitated orderly transfer of asset files to private sector asset management firms. Served on Credit Review Committee to determine disposition of assets. Reported directly to RTC Managing Agent / Financial Institutional Specialist in charge of institutions.

- | | | |
|-------------|--|--|
| 1988 – 1990 | <p>Sandollar Realty Advisors Corp.
 St. Louis, MO
 Private appraisal consulting practice including product development, marketing, staff training, and management. Specialized in preparation of narrative commercial appraisal reports, appraisal review and litigation support on a wide variety of commercial, retail, office, industrial and multi-family properties, for banking, institutional, governmental and private sector clients. Qualified to testify in federal, state and bankruptcy venues.</p> | <p><i>Principal, Senior Appraiser & Broker</i></p> |
| 1984 – 1988 | <p>Buckles & Associates
 St. Louis, MO
 Assisted in start-up of private appraisal practice. Responsible for preparation of narrative appraisal reports on a wide variety of commercial, retail, office, industrial, multi-family, special purpose, and single-family subdivision properties.</p> | <p><i>VP, Senior Commercial Appraiser</i></p> |

PROFESSIONAL MEMBERSHIPS & AFFILIATIONS

Licensed Washington State *Certified General Real Estate Appraiser (1101758)*

- **Appraisal Institute (National Organization)** - MAI Designee qualified/licensed to appraise all types of commercial real estate; Former Chair and Member, Commercial Appraisal Report Standards (CARS) Project Team; Former Member of AI's National Client Advisory Committee (CAC) which includes Chief Appraisers from all major banking institutions
- **Appraisal Institute** – Past President (2017-18) and Member of the local Columbia Basin Chapter (now combined)
- **Appraisal Institute** – Candidate for Appraisal Review Designation; education completed

Licensed Washington State *Real Estate Broker (9128)*

- **Member of the CCIM Institute - CCIM Designee** (Certified Commercial Investment Member) for commercial real estate brokerage, management and investment analysis
- **Member of the National Association of Realtors (NAR)**
- **Member of the Tri-Cities Association of Realtors (TCAR)**
- **Member of the Northwest MLS**

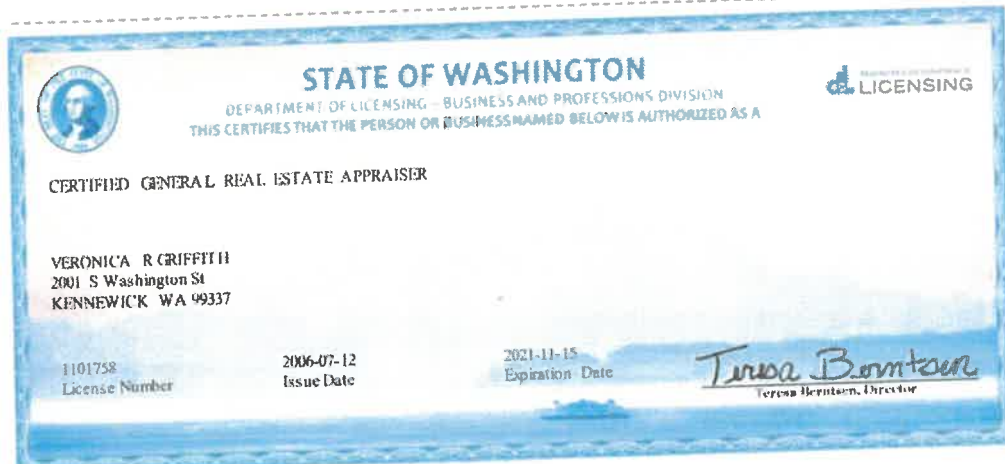
OTHER

- **Commissioner, City of Kennewick Planning & Development Commission**, Kennewick, WA – Assist in promoting and maintaining all types of development for the City of Kennewick
- **Faculty Member, Appraisal Institute (AI)** - Qualified by AI (the premier education provider to the appraisal industry) to develop curriculum and teach several appraisal courses and seminars at the national level including:
 1. *Appraisal Principles*;
 2. *Appraisal Procedures*; and
 3. *Highest and Best Use Analysis*;
 4. Curriculum developer and instructor for seminar entitled *Appraisal Engagement and Review for Bankers*
- **Faculty Member, Risk Management Associates (RMA)** - Qualified by RMA (the premier education provider to the banking industry) to develop curriculum and teach several courses/seminars at the national level to bankers and regulators including:
 1. Develop and host 1-1/2-day *Real Estate Appraisal Manager's Forum*, twice yearly;
 2. *Commercial Real Estate Lending I* (CRELI, 1-day seminar);
 3. *Commercial Real Estate Lending II* (CRELII, 1-day seminar);
 4. *Problem Real Estate Loans* (PREL, 1-day seminar);
 5. *Commercial Real Estate Lending III* (CRELIII, 1-day seminar);
 6. *Understanding & Interpreting Real Estate Appraisals* (UIREA, 1-day seminar); and
 7. Curriculum developer for several new products including UIREA for the banking regulatory agencies; and UIREA for financial institutions.
- **Faculty Member, Washington Association of Realtors; Tri-Cities Association of Realtors** – qualified by WAR and TCAR to develop and teach real estate related curriculum for Washington State Realtors.
- **Approved Instructor, WA State Department of Licensing** – Qualified by WA DOL to teach a wide variety of real estate related curriculum for licensing and continuing education requirements for real estate related trades.
- **Most Recent Continuing Education Classes**
 - a. 09/21 – Uniform Standards of Professional Appraisal Practice
 - b. 09/21 – Water Rights & Supply
 - c. 09/21 – Business Practice and Ethics
 - d. 09/21 – FHA Appraisal Standards
 - e. 09/21 – Aerial Drone Photography
 - f. 10/20 – Appraisal of Manufactured Homes Featuring Next-Generation Manufactured Homes
 - g. 09/19 – Solving Land Valuation Puzzles
 - h. 09/19 – Rural Valuation Basics

Sandollar LLC | Appraisal Group SEWA
Appraiser's License

File No. 2021-296
Case No.

Borrower	N/A					
Property Address	1620 E 7th Ave					
City	Kennewick	County	Benton	State	WA	Zip Code 99337
Lender/Client	Port of Kennewick	Address		350 Clover Island Dr, Kennewick, WA 99336		



18/7/191

DECLARATIONS
for
**REAL ESTATE PROFESSIONAL
ERRORS & OMISSIONS INSURANCE POLICY**

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAB3873294-21**

Renewal of: **RAB3873294-20**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.
100 River Ridge Drive, Suite 301
Norwood, MA 02062**

Item 1. **Named Insured:** **Sandollar LLC dba Sandollar Realty Advisors; dba Appraisal Group SEWA**

Item 2. **Address:** **2001 S Washington St**

City, State, Zip Code: **Kennewick, WA 99337**

Attn:

Item 3. **Policy Period:** From 08/22/2021 To 08/22/2022
(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:** (inclusive of claim expenses):
A. \$ 1,000,000 Limit of Liability - Each Claim
B. \$ 1,000,000 Limit of Liability - Policy Aggregate
C. \$ 500,000 Limit of Liability - Fair Housing Claims
D. \$ 500,000 Limit of Liability - Fungi Claims

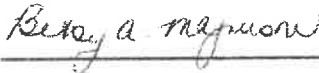
Item 5. **Deductible:** (inclusive of Claim Expense): **\$ 5,000 Each Claim**

Item 6. **Premium:** \$ **1,228.00**

Item 7. **Retroactive Date** (if applicable): **12/31/2018**

Item 8. **Forms, Notices and Endorsements attached:**

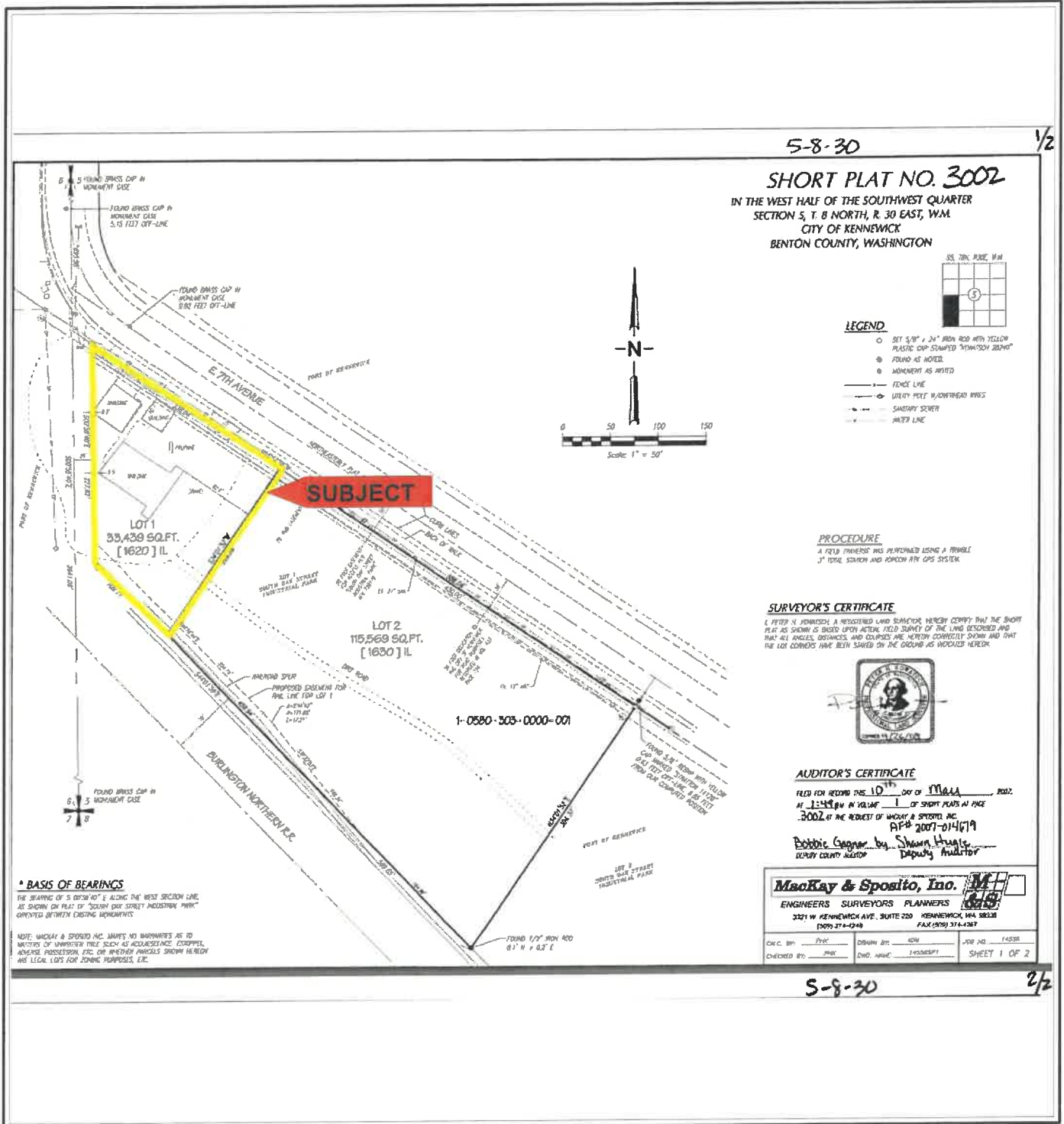
**D43100 (08/19) D43300 WA (03/15) D43425 (05/13) D43416 (05/13)
D43432 (05/13) D43448 (06/17) D43447 (06/17) D43442 (03/15)
D43411 (05/13) D43444 (03/17) IL7324 (08/12)**


Authorized Representative

Sandollar LLC | Appraisal Group SEWA
Plat Map - BEFORE Boundary Line Adjustment

File No. 2021-296
Case No.

Borrower	N/A				
Property Address	1620 E 7th Ave				
City	Kennewick	County	Benton	State	WA
Zip Code	99337				
Lender/Client	Port of Kennewick	Address	350 Clover Island Dr, Kennewick, WA 99336		



PORT OF KENNEWICK

Resolution No. 2025-28

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK ACCEPTING THE PORT'S
HISTORICAL BACKGROUND UPDATE FOR THE COMPREHENSIVE
SCHEME INCLUDING ENGAGEMENT WITH THE CTUIR**

WHEREAS, the Commission recognized that Port of Kennewick would mark its 110th anniversary in 2025; and

WHEREAS, the Commission approved as a goal that the Port Chief Executive Officer (CEO) would prepare an update to the port's 100th year history report to include the port's engagement with the CTUIR; and

WHEREAS, that report was researched and prepared with text, photos, and personal comments in cooperation with the CTUIR Board of Trustees and other tribal members.

NOW THEREFORE, BE IT HEREBY RESOLVED the Port of Kennewick Commission hereby accepts the "*Port of Kennewick Highlights (2016 - 2025) An Update to the 100th Anniversary Report*" as depicted in Exhibit A; and

BE IT FURTHER RESOLVED that the Board of Commissioners of the Port of Kennewick hereby accepts and approves Goal #5 of the CEO's 2025/26 Goals and Objectives: *Update historical background for comp scheme, including history with tribe as complete.*

ADOPTED by the Board of Commissioners of Port of Kennewick on the 9th day of December, 2025.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____

SKIP NOVAKOVICH, *President*

By: _____

KENNETH HOHENBERG, *Vice President*

By: _____

THOMAS MOAK, *Secretary*

PORT *of*
KENNEWICK
HIGHLIGHTS (2016 - 2025)

An Update to the 100th Anniversary Report



CELEBRATING 110 YEARS

On March 6, 1915, a citizen vote established Port of Kennewick as the first port in eastern Washington and the fifth port district in Washington state.

In Washington, ports are economic development entities that build infrastructure and undertake projects that revitalize neighborhoods, create public spaces and spur private sector investment.

What started as a district encompassing 5 square miles, fostering waterfront commerce in downtown Kennewick soon expanded to 485 square miles by citizen vote in 1954 to include Richland (south of the Yakima River), West Richland, a small portion of Benton City and the eastern third of Benton County.

As Port of Kennewick grew, it evolved to meet changing community demands through rail and air transportation, industrial sites and business parks.



Clover Island

Now, Port of Kennewick is focused on neighborhood revitalization and economic redevelopment to benefit the community and acknowledge Tribal homelands. Major Port projects are transforming Vista Field and renewing Kennewick's Historic Waterfront District along Columbia Drive at Clover Island, Columbia Gardens Artisan Village, The Willows and Cable Greens.

Read more about Port of Kennewick's history online at PortofKennewick.org/History



Columbia Gardens



Vista Field

CLOVER ISLAND REVITALIZATION

The Port has been investing in the redevelopment, restoration and revitalization of the publicly owned 16-acre Clover Island for over two decades. The work to restore and stabilize Clover Island, which turned an eroding, concrete-covered river shore into a destination waterfront with a living shoreline, involved many partners.

Shoreline improvements began in 2010 with the West Causeway, "Gateway Arch" structure, Riverwalk and Lighthouse Plaza projects. Through the years, projects continued with the Clover Island Boat Launch renovations and the installation of additional public art, including "Fair Game" in 2016, "Wiyákuḱtpa" (The Gathering Place) in 2017 and "Sapáxikas" (Willow Fish Traps) in 2018.

Crews completed the final phase in early 2023, adding 8,692 plantings, including 339 trees, to the north shoreline and extending the Clover Island Riverwalk. The Port held a community celebration on May 12, 2023, which included a Tribal blessing.

Clover Island Project Partners

Confederated Tribes of the Umatilla Indian Reservation

U.S. Army Corps of Engineers

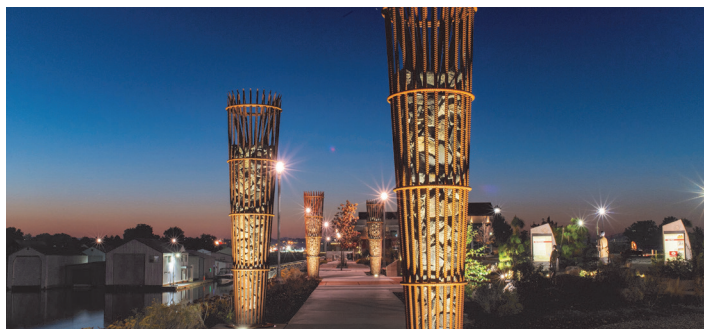
Washington State Recreation & Conservation Office

Benton County

City of Kennewick

The ceremony was attended by members of the Confederated Tribes of the Umatilla Indian Reservation, the Yakama Nation and the Nez Perce Tribes.

Transforming this formerly industrial waterfront into a tourism-driven destination is helping reconnect the community and Kennewick's "main street" business district with the Columbia River.



COLUMBIA GARDENS ARTISAN VILLAGE DEVELOPMENT

Tipping a tired Columbia Drive neighborhood into a destination waterfront has been a major Port endeavor.

Conceptual planning and the public input process started in 2011. Early work focused on cleaning up and enhancing the wildlife habitat and viewing opportunities along the interior waterfront. Subsequent efforts culminated in the creation of the Columbia Gardens Artisan Village.

Columbia Gardens is now home to tasting rooms, food truck businesses and the first wine production facilities in Kennewick.

Public art is on display throughout Columbia Gardens. The "Mid-Columbia Heritage Murals" installation celebrates the Latino community's substantial contributions to the fabric of the Tri-Cities, including the agricultural and wine industries.

Columbia Gardens is also attracting new residential and commercial enterprises, bringing jobs and the community back to enjoy this area of Kennewick's historic waterfront.

Columbia Gardens Project Partners

Confederated Tribes of the Umatilla Indian Reservation

U.S. Army Corps of Engineers

Washington Fish & Wildlife Service

Washington Department of Ecology

Benton County Rural County Capital Fund

City of Kennewick

Hanford Area Economic Investment Fund (HAEIF)

Ben Franklin Transit

Latino Heritage Mural Committee



VISTA FIELD REDEVELOPMENT

After closing the little-used general aviation airfield in December 2013, the Port collaborated with the community and project partners to plan the transformation of Vista Field into a vibrant regional town center.

Infrastructure projects in the central 20 acres of Vista Field began in 2019. Those initial improvements encompassed utilities, several roads, sidewalks, a streamside promenade, a commercial plaza, public commons, pedestrian bridges, three fountains and some parking areas.

That work created the first 21 shovel-ready parcels. To date, the Port has sold eight lots to builders of new urbanism-style commercial or residential private development.

Vista Field Project Partners

Confederated Tribes of the Umatilla Indian Reservation

Benton County Rural County Capital Fund

City of Kennewick

Hanford Area Economic Investment Fund (HAEIF)

Vista Vision Task Force

The Port is using proceeds from Vista Field land sales and grant funding from Benton County and HAEIF to complete additional infrastructure, opening up future phases.

The Port has also turned two former airplane hangars into pavilions and community gathering spaces at Vista Field's southern gateway.

Once the entire 103-acre Vista Field site is completed, economic projections indicate redevelopment could mean nearly 1,000 residential units, 740,000 square feet of commercial space, more than \$500 million in private-sector investment, \$51 million in new infrastructure, \$408 million in new (taxable) buildings and 3,380 jobs.



PROPERTY TRANSITIONS



During the past decade, the Port sold several underutilized properties to help fund priority developments, drive economic growth or enhance community health and safety initiatives.

In 2016, the Port sold its final Spaulding Business Park parcel and its Quay Street property to private businesses to foster additional economic development in those areas.

In 2019, the Port auctioned its final land holdings in the Southridge area, utilizing the \$1.3 million in proceeds to support continued redevelopment of its Vista Field and Columbia Gardens properties.

Business Development Buildings

For 40 years, the Port's business development buildings have provided scalable spaces to support start-ups and companies planning to expand. The Port has updated these buildings over the years and has also transitioned underutilized spaces for other beneficial uses.

The Port converted Building B at its Oak Street Industrial Park into its maintenance facility in 2025, providing the team with a central location for repair, storage and office space.

Additionally, at Vista Field, the Port refurbished Development Buildings A & B.



SUPPORTING PARTNER PROJECTS



Port of Kennewick has helped its jurisdictional partners with significant investments for projects that make a difference for people living and working in the Port district. Examples of these collaborations between 2016 and 2025 are listed below.

- Expanding West Richland's urban growth boundary to include 93 acres of Port of Kennewick property, and then removing deed restrictions and selling that land to the city to enable construction of its police station
- Selling land to Benton County Fire District 4 for a new fire station, helping ensure the emergency response services necessary to support the growing West Richland community
- Providing funds to City of West Richland to support the development of the Van Giesen Gateway Park, restroom and riverfront viewpoint and trail
- Providing funds to City of Richland for improvements at Island View and extending Center Parkway North
- Helping fund City of Kennewick's Washington Street improvements
- Investing with City of Richland and Benton County to improve community parking at Badger Mountain Trailhead Park
- Granting funds to Benton City for shoreline development planning
- Granting land and extending utilities to support City of Kennewick's Fire Station 3 at Vista Field



NA PAMÂW XÁTWAYN - WE'VE BECOME FRIENDS

Over the years, Port of Kennewick and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) have cultivated a meaningful relationship built on trust, mutual respect, common interests and regular engagement.

When reflecting on the partnership in 2025, Frederick A. Hill Sr., a former CTUIR Board of Trustees member, stated: "Na Pamâw Xátwayn," which translates to "we've become friends."

Port of Kennewick's district lies within the ceded, aboriginal and usual and accustomed lands of the Weyíletpuu (Cayuse people), Imatalamláma (Umatilla people) and Walúlapam (Walla Walla people) as recognized in the Treaty of 1855. This homeland is a sacred and significant place for the Tribes.



The Beginning of a Lasting Friendship

In summer 2008, the Port began discussions with the CTUIR about Clover Island improvements at its Salmon Walk event in Pendleton. It was there that Port staff first met the late Chief Carl Sampson. Communications continued with social events on Clover Island, fostering connections between then CTUIR Executive Director Don Sampson and Port of Kennewick Executive Director Tim Arntzen.

The early conversations between Tim and Don, along with their foresight and leadership, paved the way for deeper cooperation and engagement with subsequent CTUIR executive directors and staff, and led to a series of joint board meetings. Additionally, Commissioner Skip Novakovich, as the Port's designated Tribal representative, formed a deep bond with the late CTUIR Elder Les Minthorn and other CTUIR and Tamáststlikt Cultural Institute board members.

These interactions provided the foundation of a growing friendship between the CTUIR and Port.



NA PAMÂW XÁTWAYN - WE'VE BECOME FRIENDS

Throughout the years, the Tribes have provided invaluable contributions to Port projects, including cultural resources oversight, letters of support and advocacy for Clover Island's shoreline restoration.

Historic Memorandum of Understanding

A pivotal moment in the relationship occurred on February 26, 2013, when the CTUIR Board of Trustees and the Port Board of Commissioners signed a Memorandum of Understanding (MOU). This historic memorandum solidified years of informal work together on shared interests.

Today, the MOU stands as an enduring commitment between the partners. However, what's proven to be even more important is the authentic, personal engagement, which can serve as a guide for future generations in the hope that they will continue to strengthen and build upon this treasured friendship.

Revitalizing Clover Island

The Port and CTUIR worked together to restore and revitalize Clover Island, transforming its concrete rubble-covered riverbank into a living shoreline. Those efforts not only enhanced the shoreline's riparian ecosystem but also added a recreational path, amenities and art.

A notable collaboration is the "Wiyákuktpa" (The Gathering Place) art installation on Clover Island. The artwork and interpretive panels honor the CTUIR's tradition of harvesting tule reeds and capturing fish with woven willow baskets. In 2017, the partners celebrated completion of the installation with a community unveiling ceremony, commemorating the Tribes' ties to Ánwaš (Clover Island) and nčǵ-Wána (Columbia River).



"Wiyákuktpa" (The Gathering Place) art installation



Clover Island West Causeway restoration blessing ceremony



Clover Island boat launch reopening

NA PAMÂW XÁTWAYN - WE'VE BECOME FRIENDS

Friend of the Port

To honor their significant contributions, the Port of Kennewick recognized the CTUIR as its 2017 Friend of the Port.

This recognition was a celebration of the CTUIR's unwavering friendship and partnership in transforming Kennewick's historic waterfront, as well as their investment of time, talents and ongoing involvement in Port projects. Port Commissioner Novakovich, who also serves on the Tamástslíkt Cultural Institute board, expressed appreciation on behalf of the Port for the Tribes' continued dedication.



"Wiyákuḱtpa" (The Gathering Place) artwork dedication

"We are grateful for the Tribes' support of the Port and our projects. All along the way, the Confederated Tribes of the Umatilla Indian Reservation have been our champions, our allies and our friends, from letters they've sent endorsing our grant requests, helping us restore the shoreline and engaging in regular meetings with our Commission to helping bring renewed vibrancy to the waterfront."

Skip Novakovich
Port of Kennewick Commissioner

A Lasting Bond

The relationship has continued to flourish, not only through collaboration among CTUIR and Port leadership and staff, but also through personal connections that have developed between them. Those connections have further solidified the friendship between the Port and Tribes.

As new Port and CTUIR staff and leadership are introduced, the partners desire that this strong relationship will continue, not as a transactional one, but with meaningful interactions and cooperation on projects of mutual benefit. And that the Port-CTUIR relationship might serve as a model to other municipalities as they seek authentic engagement with Tribes.



2024 Governor's Smart Partnerships Award for Clover Island

NA PAMÂW XÁTWAYN - WE'VE BECOME FRIENDS



"Wiyákuktpa" (The Gathering Place) artwork dedication

"The MOU was a major step and unique because our expectations are focused on friendship and understanding rather than transactions. These types of documents ensure we're aligned and provide 'marching orders,' even if they go unused for long periods."

Dave Tovey

Former CTUIR Executive Director & Nixyáawii Community Financial Services Executive Director



"Wiyákuktpa" (The Gathering Place) artwork dedication



2024 Governor's Smart Partnerships Award for Clover Island



2024 Governor's Smart Partnerships Award for Clover Island



Vista Field phase one grand opening celebration



"Wiyákuktpa" (The Gathering Place) artwork dedication



2024 Governor's Smart Partnerships Award for Clover Island

NA PAMÂW XÁTWAYN - WE'VE BECOME FRIENDS

"The relationship and partnership between Port of Kennewick and the Confederated Tribes is a good example that all entities and Tribes can follow. Being able to communicate and work together, and having an understanding that isn't one-sided, is something others can see and understand."

Toby Patrick
CTUIR Board of Trustees



Clover Island north shoreline restoration celebration event



2024 Governor's Smart Partnerships Award for Clover Island



Clover Island West Causeway restoration blessing ceremony



Clover Island Lighthouse celebration event



Tamástslikt Cultural Institute staff training on Clover Island



"Wiyákúktpa" (The Gathering Place) artwork dedication

FRIENDS OF THE PORT

Port of Kennewick has been proud to recognize the following individuals, businesses and organizations for outstanding service to the Port and the community.

2025	Ricardo Garza & Daniel Tlatenchi
2024	Ron Swanby & Victor Palencia
2022	James Cox
2021	Don Britain
2020	Kennewick Police Department & Kay Metz

2019	ET Estate Sales
2018	Latino Heritage Mural Committee
2017	Confederated Tribes of the Umatilla Indian Reservation
2016	Cedars/Dave & Darci Mitcham

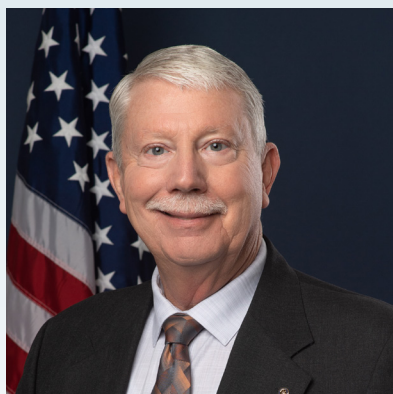


PORT LEADERSHIP 2016-2025

The Port's leadership and staff take fiscal responsibility for taxpayer dollars seriously and work transparently to maintain the community's trust.

One of the most important demonstrations of solid management and fiscally sound leadership is the Port's decades-long history of clean audits with no findings. Following the 2024 Financial and Accountability audits, the Port received its 30th consecutive clean audit report from the Washington State Auditor's Office.

Commissioners



Ken Hohenberg

Representing District 1 Since 2022



Thomas Moak

Representing District 2 Since 2014



Skip Novakovich

Representing District 3 Since 2009

Commissioners serving since 2016 also included Don Barnes (2012 to 2021).

Chief Executive Officer



Tim Arntzen

2004 to current

"Port of Kennewick has a proven history of transformative projects within our region. Our careful planning, extensive due diligence and engagement with stakeholders and community members in our planning processes help us deliver sustainable developments."

Tim Arntzen, Port CEO

LOOKING AHEAD



Vista Field

Port of Kennewick is dedicated to improving its district, reinvigorating tired neighborhoods and reconnecting the community with its waterfront. Central to these efforts is enhancing the quality of life in the region.

In the decade ahead, the redevelopment of Vista Field and Kennewick's Historic Waterfront will remain at the forefront of the Port's efforts, as it works alongside its valued partners on key projects.

Additionally, the team will continue to sell or lease properties and spaces and work cooperatively with its jurisdictional partners to foster private investment, business growth and job creation throughout the Port district.

Watch our momentum as we work for you at
PortofKennewick.org and VistaField.com



Clover Island



Columbia Gardens



PortofKennewick.org

Guest Speaker - Amber Hanchette, Port of Kennewick

November 6, 2025

Lakeport, California

Redwood Coast Region Economic Development Summit



Harvesting Growth
Transforming Rural Economies

**Kennewick's
Historic
Waterfront:
Clover Island &
Columbia Drive**





From Junkyards to Wine Bars

COLUMBIA GARDENS WINE & ARTISAN VILLAGE

PLAN

CATALYST

INVESTMENT

PARTNERS

ART

VIBRANCY

ADAPT



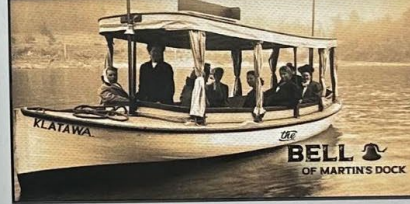


NP 1762 LOCOMOTIVE



Vol. 1, No. 1

KALAMA SEMI-WEEKLY BEACON.



1870
**HISTORIC BELL
ONCE SIGNED
ARRIVAL OF
PEOPLE & GOODS
TO KALAMA**

Historian and passenger boats were common on the Columbia River, bringing people and goods to Kalama. The Bell was a small boat that carried goods from Kalama to Portland. As the small boats were loaded and unloaded, they were called "bells".

The last view "Bell of Martin Dock" (changed to "Bell" in the 19th century) looking in this direction and on the ground inside the Pacific Northwest Center.



Darin Sampson

Director of Project
Management / Operations

(360) 673-2325







WN 9591

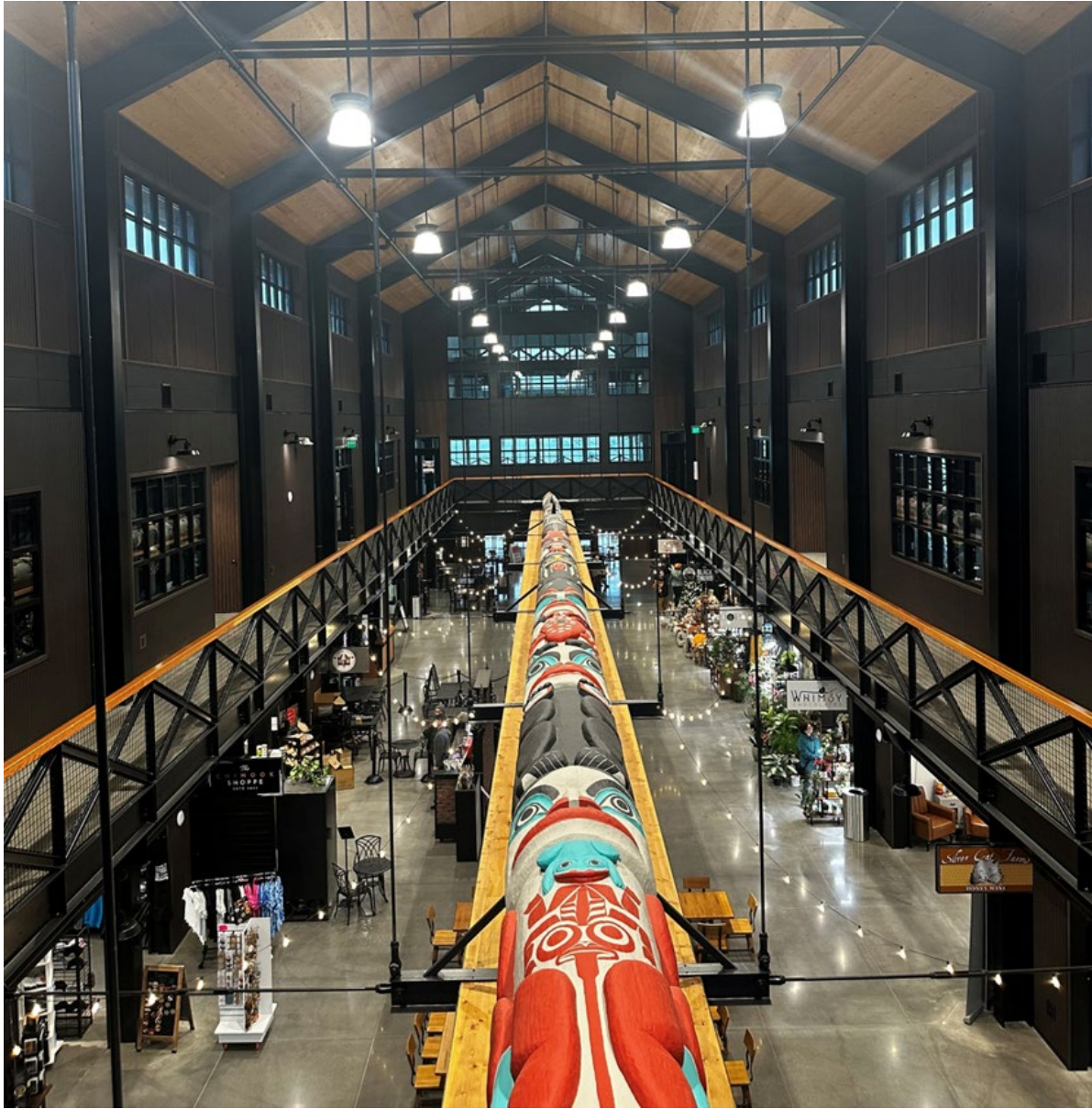
la ia

MEP





















Shane Emerson
Harbormaster



Eric Plantenberg
Director of Facilities





ATTENTION
TIE BOAT IN
YELLOW STAGING AREA
UNTIL TRAILER IS IN PLACE
FOR LOADING OF
"BOATS ONLY"



THE
PORT
CAMAS-WASHOUGAL

Sacred Wind

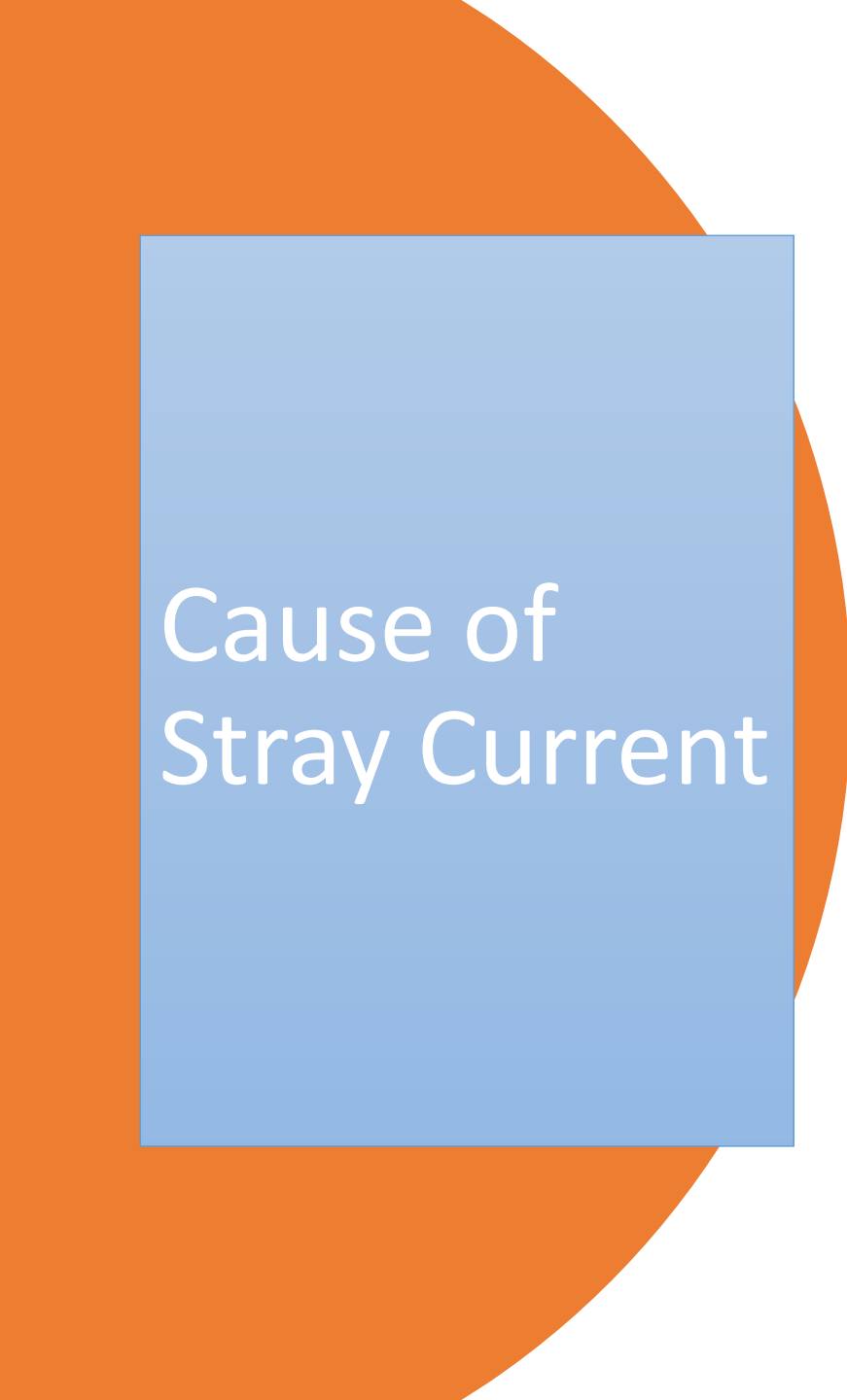





THANK YOU

Stray Current Overview

- Stray current: unintentional electrical current leaking from AC or DC electrical systems.
- Occurs when electricity returns through water instead of designed grounding paths.
- Caused by wiring faults, insulation damage, improper bonding, or corroded conductors.

A large orange circle is partially visible on the left side of the slide. Overlapping its right edge is a light blue square. The text 'Cause of Stray Current' is written in white inside this square.

Cause of Stray Current

- Faulty wiring on vessels
 - Incorrect shore power connections
 - Corroded or damaged marina electrical systems
- 
- A decorative yellow dashed line consisting of several short, curved segments is located in the bottom right corner of the slide.

Electrical Theory Behind Stray Current

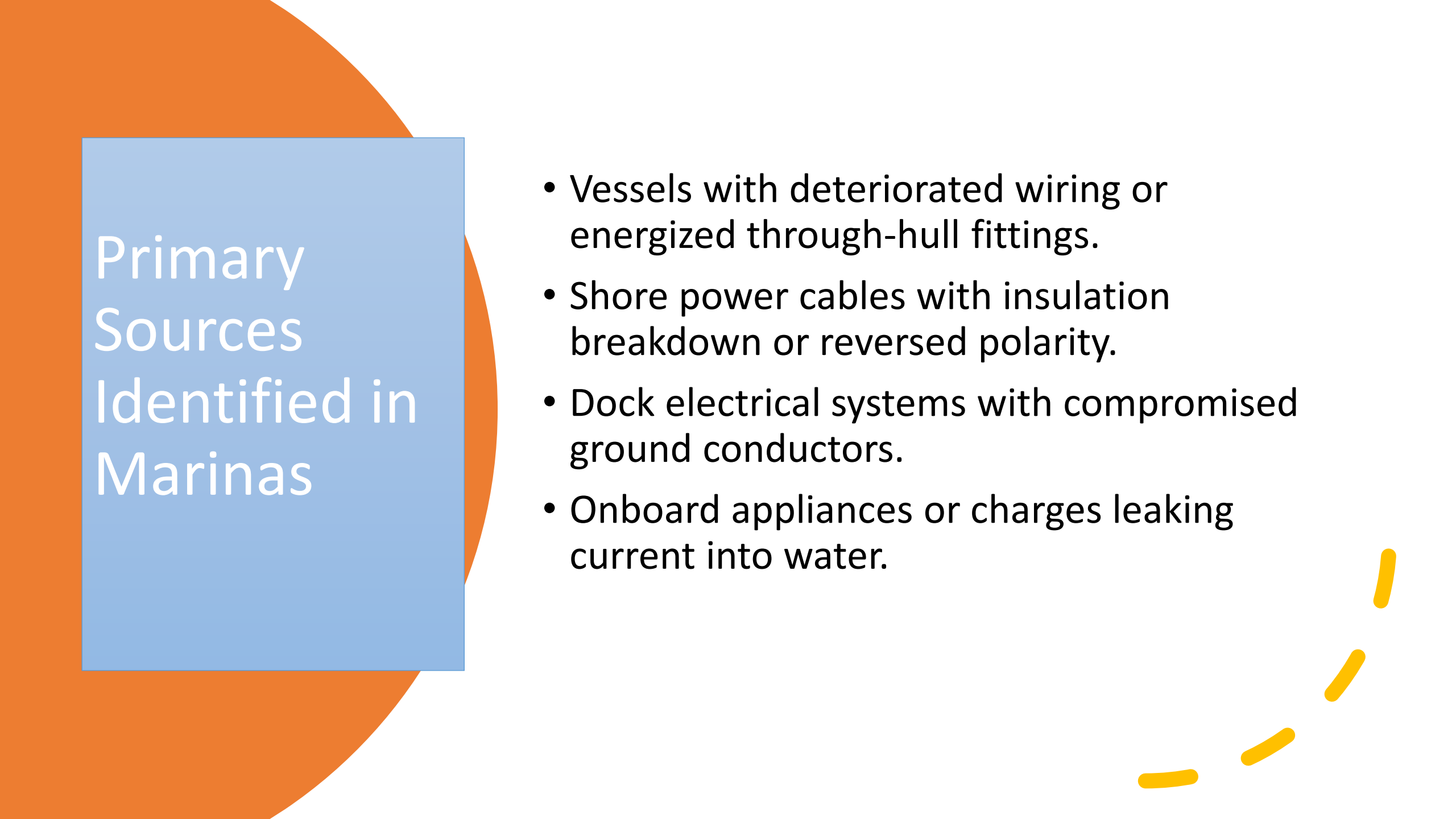
- Water becomes a parallel conductive path when electrical faults occur.
- AC stray current creates voltage gradients that can travel significant distances.
- DC Stray current accelerated corrosion via electrochemical metal loss.
- Poor grounding increases the likelihood of current leakage

A large orange circle is partially visible on the left side of the slide. Overlapping its right edge is a light blue square. The text 'Risks & Effects' is written in white inside this square.

Risks & Effects

- Electrolysis damage to hulls, props, and outdrives
- Shock hazards for swimmers
- Increased maintenance costs



A large orange circle is positioned on the left side of the slide, partially behind a light blue rectangular box. In the bottom right corner, there is a decorative yellow dashed line that curves upwards and to the right.

Primary Sources Identified in Marinas

- Vessels with deteriorated wiring or energized through-hull fittings.
- Shore power cables with insulation breakdown or reversed polarity.
- Dock electrical systems with compromised ground conductors.
- Onboard appliances or charges leaking current into water.

What Other Marinas Are Using

- Port of Kalama is using - Electro Guard Cathodic Protection 902 Field Test Instrument

Model 902 - Corrosion Test Instrument Kit

Use the 902 Test Instrument to:

- > Determine Effectiveness of Cathodic Protection
- > Check Bonding System Integrity
- > Check for AC Shoreline Interference
- > Trouble Shoot AC and DC Electrical Systems

902 Instrument Kit Includes:

- > Ampprobe 5XP-A digital multimeter with test leads
- > Carrying case with compartments for test probes and leads
- > Zinc reference probe with 20' of test lead wire
- > 25' test lead extension
- > Hardened steel test probe
- > Instructions for the multimeter and for corrosion testing



Corrosion Test Probes (For 902TI)

PS-1 Corrosion Testing Probe Set

The Test Instrument Probe Set is the ideal choice for marine technicians who already own a high quality digital volt meter. The PS-1 set includes the RP-2 Zinc Reference Probe, the PP-1 Pointed Test Probe and the RPEX-25 25' Reference Probe Extension. Each probe is suitable for use with a standard banana jack socket.



RP-2 Zinc Reference Probe

The RP-2 Zinc Reference Probe is used to take accurate hull potential readings using a high quality digital or analog volt meter. The reference electrode meets US Mil. Spec. A18001K, comes with 20' of test lead, and is suitable for use with a standard banana jack socket.



PP-1 Pointed Test Probe

The PP-1 Pointed Test Probe is essential for taking accurate hull potential readings. The pointed test probe has a hardened steel tip that allows for direct contact with the metal structure being tested. The PP-1 comes with 5' of test lead and is suitable for use with a standard banana jack socket.



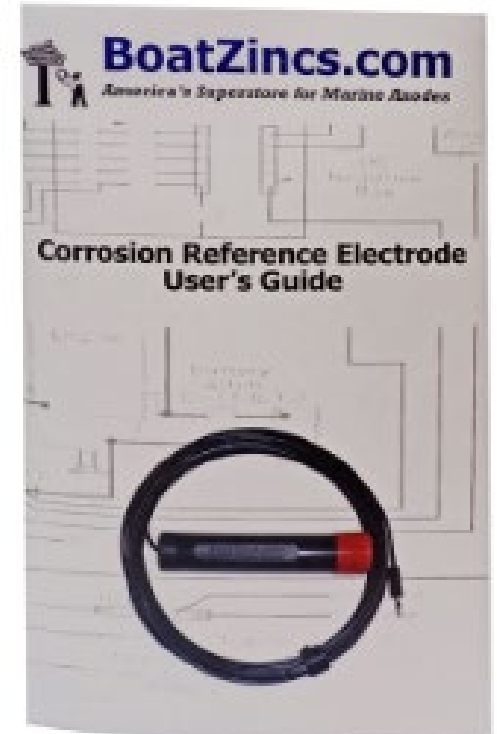
RPEX-25 Reference Probe Extension – 25' Long

The REPEX-25 Reference Probe Extension is a 25' test lead extension designed for use with the RP-2 Zinc Reference Probe. Custom test lead extensions can also be ordered.



Port of Camas -

Corrosion Reference
Electrode (CRE)



A large orange circle is partially visible on the left side of the slide. Overlapping its right edge is a light blue square. The text 'Device Examples' is written in white inside this square.

Device Examples

- Handheld meters for detecting stray current
- Dock pedestal testers
- Continuous monitoring systems



Floating Current
Detection Device

SHOCKALERT®



Best Practices Learned


REGULAR DOCK
ELECTRICAL
INSPECTIONS

ENCOURAGING
BOATERS TO
CHECK ONBOARD
WIRING

USING PROPER
BONDING AND
GROUNDING

A large orange circle is partially visible on the left side of the slide. Overlapping its right edge is a light blue square. The text 'Action Steps for Our Marina' is written in white inside this square.

Action Steps for Our Marina

- Evaluate available mentoring devices
 - Implement quarterly stray-current scans using pedestal and underwater testers.
 - Record voltage readings to identify reoccurring electrical anomalies.
 - Educate tenants on maintaining compliant onboard electrical systems.
- 
- A series of four short, thick, yellow dashed lines arranged in a curved, upward-sloping pattern in the bottom right corner of the slide.



DRAFT
PORT of KENNEWICK
2026-2027 COMMISSION ORGANIZATION REPRESENTATION

NAME	MEETING SCHEDULE	MEETING TIME	MEETING PLACE	2026-2027 COMMISSIONER REPRESENTING POK	2024-2025 COMMISSIONER REPRESENTING POK	2024-2025 COMMENTS
Benton-Franklin Council of Governments Board of Directors (BOD)	3rd Friday	10:00 AM	BFCOG Conference Room 587 Stevens Drive, Richland		Commissioner Skip Novakovich	Alternate: Commissioner Ken Hohenberg
Confederated Tribes of the Umatilla Indian Reservation (CTUIR)	As Called				Commissioner Skip Novakovich	Alternate: Tim Arntzen
Historic Downtown Kennewick Partnership Board Meeting	4th Monday	5:30 PM	HDKP Conference Room 30 N. Benton St		Commissioner Thomas Moak	Alternate: Commissioner Skip Novakovich
Port of Kennewick CEO Performance Evaluation Committee	varies				Commissioner Ken Hohenberg	
Tri-Cities Hispanic Chamber of Commerce (Luncheon)	3rd Tuesday	11:30 AM	Pasco Red Lion/Hapo Center		Commissioner Skip Novakovich	Alternate: Commissioner Ken Hohenberg
Tri-City Regional Chamber Board of Directors Meeting	3rd Wednesday every other month	7:30 AM	Tri-Cities Business & Visitor Center Bechtel Board Room		Tana Bader Inglima	Alternate: Tim Arntzen Commissioner Skip Novakovich Meets Feb, April, June, August, October, December
Visit Tri-Cities (formerly Tri-Cities Visitor & Convention Bureau) (Full Board Meeting)	4th Wednesday	7:30 AM	Tri-Cities Business & Visitor Center Bechtel Board Room	Tana Bader Inglima	Tana Bader Inglima (effective July 2024)	Alternate: Tim Arntzen (effective July 2024)
TRIDEC Board of Directors Meeting (Full Board)	4th Thursday every other month beginning March	4:00 PM	Tri-Cities Business & Visitor Center Bechtel Board Room & Virtually		Commissioner Ken Hohenberg	Alternate: Commissioner Skip Novakovich
TRIDEC Executive Board Meeting	4th Thursday every other month beginning February	4:00 PM	Tri-Cities Business & Visitor Center Bechtel Board Room	Port of Kennewick	Port of Benton	Tri-Ports Executive Board Rep (Rotates Annually) 2024 - Port of Benton 2025 - Port of Pasco 2026 - Port of Kennewick Meets Feb, April, June, August, October, December



DRAFT
PORT of KENNEWICK
2026-2027 COMMISSION ORGANIZATION REPRESENTATION

NAME	MEETING SCHEDULE	MEETING TIME	MEETING PLACE	2026-2027 COMMISSIONER REPRESENTING POK	2024-2025 COMMISSIONER REPRESENTING POK	2024-2025 COMMENTS
Washington Economic Development Association (WEDA)					Commissioner Skip Novakovich	
West Richland Area Chamber of Commerce (Luncheon)	1st Wednesday	Noon	The Mayfield Gathering Place		Commissioner Skip Novakovich	Alternate: Tana Bader Inglima
WPPA Board of Trustees	As Called				Commissioner Skip Novakovich	Alternate: Tim Arntzen
WPPA Legislative Committee	As Called				Commissioner Skip Novakovich	Alternate: Tim Arntzen
WPPA Marina Committee	As Called				Commissioner Ken Hohenberg	Alternate: Tim Arntzen

Non-Port Appointed Committees and/or Boards Commissioners Represent:

Commissioner Skip Novakovich

HAEIFAC Board
HAEIFAC Private Loan Committee
Wallowa Band Nez Perce Trail Homelands Board and Executive Board
Tamastslit Trust Board for the CTUIR
Washington State Army Advisory Council

Commissioner Ken Hohenberg

HAPO Credit Union Board
Boys & Girls Club of Benton and Franklin Counties Advisory Committee
Bergevin Foundation
Columbia Center Rotary

Commissioner Raul Contreras Gonzalez

Hispanic Chamber of Commerce