



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

MAY 13, 2025 MINUTES

Commission Meeting recordings, with agenda items linked to corresponding audio, can be found on the Port's website at: <https://www.portofkennewick.org/commission-meetings-audio/>

Commission President Skip Novakovich called the Regular Commission Meeting to order at 2:00 p.m.

## ANNOUNCEMENTS AND ROLL CALL

The following were present:

**Board Members:** Skip Novakovich, President  
Kenneth Hohenberg, Vice President  
Thomas Moak, Secretary

**Staff Members:** Tim Arntzen, Chief Executive Officer  
Tana Bader Inglima, Deputy Chief Executive  
Nick Kooiker, Deputy Chief Executive Officer/CFO  
Larry Peterson, Director of Planning (via telephone)  
Amber Hanchette, Director of Real Estate  
Bridgette Scott, Executive Assistant (via telephone)  
Lisa Schumacher, Special Projects Coordinator  
David Phongsas, Marketing/Capital Projects Coordinator (via telephone)  
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 May 1, 2025**  
Direct Deposit and E-Payments totaling \$133,895.93
- B. Approval of Warrant Register Dated May 13, 2025**  
Expense Fund Voucher Number 106872 through 106927 for a grand total of \$263,259.85
- C. Approval of Regular Commission Meeting Minutes April 22, 2025**

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

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## REPORTS, COMMENTS AND DISCUSSION ITEMS

### A. *Vista Field*

#### 1. *Groundbreaking*

Ms. Bader Inglima gave a brief report on the groundbreaking for Columbia Point Eyecare LLC at Vista Field (*Exhibit A*).

#### 2. *Residential Webpage*

Ms. Hanchette stated a “Residential” tab has been added to the Port’s [www.vistafield.com](http://www.vistafield.com), allowing BlueChart Homes and the Akula Group to have a presence on the Port’s website.

Ms. Bader Inglima informed the Commission that there is also a “Things To Do” tab, which outlines the history of Vista Field.

### B. *Kennewick Waterfront*

#### 1. *Sip & Savor and Columbia Gardens Events*

Mr. Phongsas presented information on the first 2025 event at Columbia Gardens. Sip and Savor, hosted by Swampy’s BBQ, featured a couple’s steak dinner, where tickets were presold and each winery hosted the couples for dinner (*Exhibit B*).

#### 2. *Island Magazine*

Ms. Bader Inglima stated a few years ago Visit Tri-Cities hosted travel writers to tour the Tri-Cities region. Clover Island was a feature by an independent journalist in *Island Magazine*. The headline boasted “A Stunning Washington Island in the Columbia River Features a Picturesque Promenade and Waterfront Inn.” Ms. Bader Inglima read an excerpt from the article (*Exhibit C*).

#### 3. *Columbia Gardens Wine & Artisan Village Vacancy*

Ms. Hanchette reported Muret Gaston decided to not renew their tasting room lease, and plan to focus on their Red Mountain facility. Ms. Hanchette worked with Ms. Bader Inglima on marketing materials for the tasting room space and outlined the advertising plan (*Exhibit D*).

### C. *Finley Update*

Ms. Hanchette gave a brief report on the Port’s Finley properties (*Exhibit E*).

### D. *CEO Report*

Mr. Arntzen reported on the following:

- Mr. Arntzen met with City of Kennewick City Manager Erin Erdman and Councilman Jason McShane to walk Vista Field and discuss the Development Agreement;
- Port and City staff resumed our monthly meetings to discuss ongoing projects and potential partnering opportunities;
- Mr. Bailey replaced eleven (11) trees at Vista Field;
- Mr. Arntzen met with Karl Dye, president CEO of TRIDEC to discuss the Institutional User plan;
- Yakima Federal Credit Union Board of Directors will tour Vista Field later this month;

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

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- Mr. Arntzen thanked Ms. Hanchette and Mr. Phongsa for their great presentations on Columbia Gardens and stated there are opportunities for the Port to work on small projects within the development.

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

Commissioners reported on their respective committee meetings.

***F. Non-Scheduled Items***

Mr. Kooiker stated the Port filed the 2024 Financial Report with the State Auditor's Office.

Mr. Peterson reported that substantial completion has been issued on the Oak Street Fire Reconstruction project, located at 1328 East 3<sup>rd</sup> Avenue.

Mr. Arntzen thanked Mr. Kooiker and his team for their work on the 2024 Financial Report.

Mr. Arntzen spoke with Chuck Torelli, City of Kennewick Mayor Pro Tem, briefly, regarding the Development Agreement. Mayor Pro Tem Torelli understands the value of the Development Agreement and offered to lend his support and speak with others if that would be helpful.

Commissioner Hohenberg appreciates Mr. Kooiker's attention to the details and rules and the work of the team. Commissioner Hohenberg believes it is important for the Commission to stay focused on the Work Plan and Budget, because the Port has made huge investments in Columbia Drive and Vista Field, and we have a long way to go.

Commissioner Novakovich was approached by Jim Millbauer, City of Kennewick Councilman, after the groundbreaking, and was asked if Vista Field could be used for a car show.

Mr. Arntzen believes the Commission previously determined that no events would be held at Vista Field until further notice. Mr. Arntzen will review the policies and report back at a later date.

## **PUBLIC COMMENTS**

No comments were made.

## **COMMISSION COMMENTS**

No comments were made.

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## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:00 p.m.

### ***APPROVED:***

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

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*Skip Novakovich*  
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*Skip Novakovich, President*

DocuSigned by:  
*Kenneth Hohenberg*  
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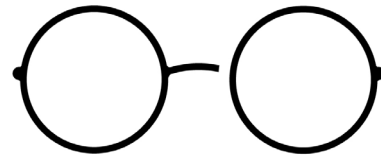
*Kenneth Hohenberg, Vice President*

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**Thomas Moak**  
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*Thomas Moak, Secretary*

# Vista Field

Groundbreaking Event



**COLUMBIA POINT**  
E Y E C A R E

















# Sip & Savor

Hosted by Swampy's BBQ

May 3, 2025



# Sip & Savor

Join us for a delightful evening of fine local wine and a mouthwatering dinner which includes one select glass of wine, pomegranate salad, Tomahawk steak, baked potato, prosciutto wrapped asparagus, sourdough roll, and creme brulee. Seating at each winery is limited and preference will be filled on first-to-purchase basis. Event coordinated by Swampy's BBQ. Tickets are limited and must be purchased in advance and in person from Swampy's BBQ not later than April 23, 2025.

\*Please note, all steaks are cooked medium rare (no exceptions)  
 \*Please inform if you have a nut allergy (salad contains nuts)

**PRE-PURCHASE TICKETS**  
**\$200 PER COUPLE**  
**(LIMITED & NO REFUNDS)**

**May 3, 2025 at 4:30PM**

Tickets available at Swampy's BBQ  
 215 E Columbia Drive  
 Kennewick, WA 99336



# Sip & Savor

## Columbia Gardens Wine and Artisan Village

Hosted by Swampy's BBQ & all four wineries.

24 Guests pre-purchased tickets for the event.

Dinner included wine from each winery.

Successful event, onlookers were intrigued.

Swampy's plans to host more events like this!











EXHIBIT B  
BARTHOLOMEW  
Winery



MONARCHA

# 2025 Events

8 Scheduled Events hosted by Port of Kennewick. Tenants planning to host their own events at Columbia Gardens as well. We encourage collaboration among all tenants.

- Bartholomew Winery
- Gordon Estate Winery
- Monarcha Winery
- Muret-Gaston Wine Bar
- Botanas Culichi
- Frida's Mexican Grill
- Nana's Kitchen
- Bobablastic Tri-Cities



## 2025 EVENTS

<b>3</b> MAY	SIP & SAVOR HOSTED BY SWAMPY'S BBQ	<b>16</b> AUGUST	SIP'N SATURDAYS @ MONARCHA (4-8)
<b>31</b> MAY	SIP'N SATURDAYS @ BARTHOLOMEW	<b>20</b> SEPTEMBER	SOCO CREATIVE ARTS FESTIVAL (4-8)
<b>21</b> JUNE	SIP & SHOW QUILT SHOW (12-5)	<b>31</b> OCTOBER	HALLOWEEN TRUNK-OR-TREAT (4-8)
<b>19</b> JULY	SIP'N SATURDAYS @ GORDON (4-8)	<b>6</b> DECEMBER	WINTERFEST (12-4)

325 E COLUMBIA DRIVE  
KENNEWICK, WA 99336



# Columbia Gardens Walking Map

Will be handed out to guests during events to help guide them throughout Columbia Gardens Wine & Artisan Village.



# 2025 Upcoming Events



Isolation Big Band

May 31st

Live Band

hosted by Bartholomew Winery

**Sip & Sew SHOW!**  
Discount Vac and Sew 22 W Kennewick Ave (509) 586-1680

It's Quilt Show time!  
We love putting on our Outdoor Quilt Show so much, we're doing it again in June!  
Join us at Columbia Gardens Wine & Artisan Village on June 21st for a day of quilts, wine, food trucks, and fun!

**When:**  
June 21st, 2025  
12pm - 5pm

**Where:**  
Columbia Gardens  
Wine & Artisan Village  
325 E Columbia Dr  
Kennewick WA 99336

*If you have quilts you would like to display in the show, bring them to Discount Vac and Sew between June 1st - June 14th!*

**Thank you to our wonderful host!**

Sip & Show

June 21st

Hosted by Discount Vac & Sew  
in collaboration with all tenants

**Sip & Sing**

You're invited to an enchanting evening of opera & wine presented by Gordon Estate Winery and Mid-Columbia Opera.

Join us for a truly unforgettable night as Gordon Estate Winery welcomes the breathtaking voices of Mid-Columbia Opera for one-of-a-kind performances at Columbia Gardens Wine & Artisan Village. Sip on

Sip & Sing

July 19th

In collaboration with Mid-Columbia Opera, hosted by Gordon Estate Winery

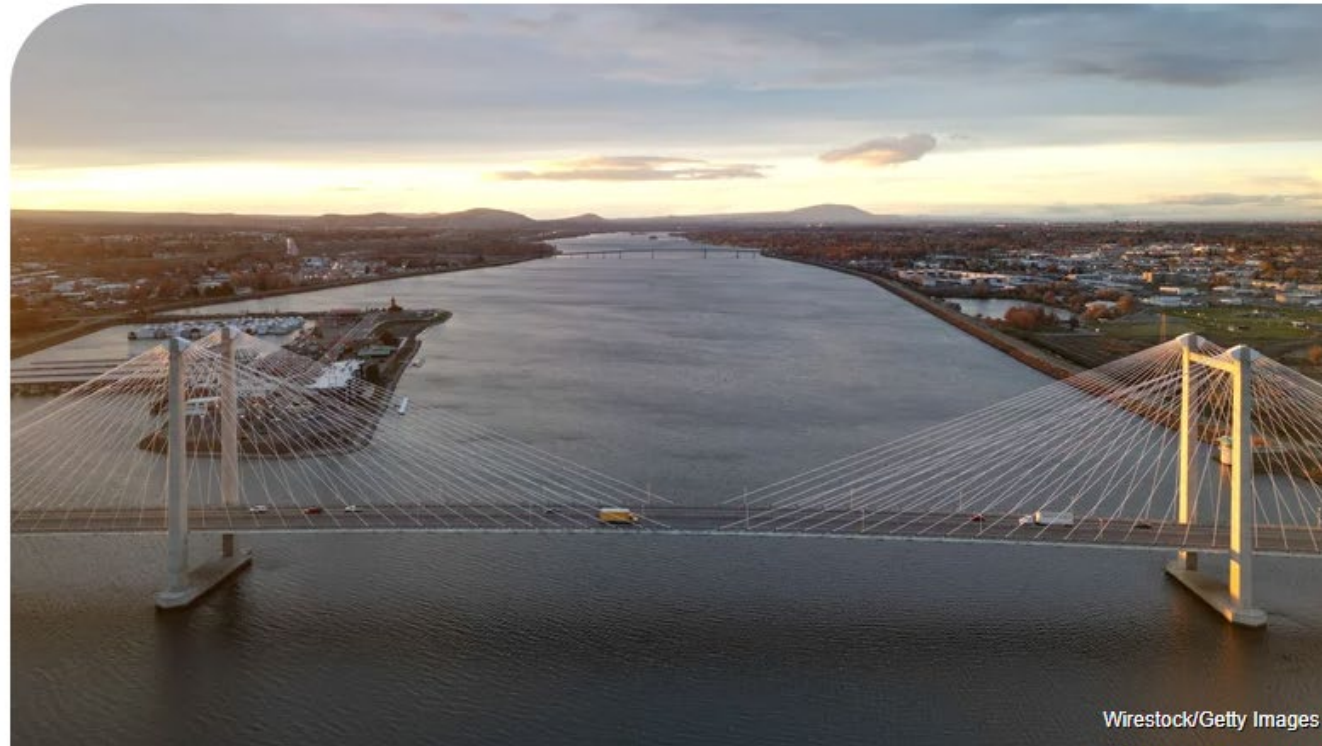
Thank you



DESTINATIONS > UNITED STATES > WASHINGTON

# A Stunning Washington Island In The Columbia River Features A Picturesque Promenade And Waterfront Inn

By A. M. Graves ~ May 4, 2025 5:00 pm EST



Wirestock/Getty Images

Washington state's riverfront city, Kennewick, has become a hub for travelers looking

Washington state's riverfront city, Kennewick, has become a hub for travelers looking to discover the region's wines and water sports since its founding in 1884. On the banks of the Columbia River, its up-and-coming Historic Waterfront was once a site for barge construction. Since 2005, after undergoing significant redevelopment of its shoreline, it's become a cultural destination unto itself, one that just might rival the state's other, more famous, [charming maritime town, Gig Harbor](#). The Port of Kennewick's stunning islet, Clover Island, has been a part of this urbanization, and it's a place you won't want to miss.

With sweeping riparian vistas and everything any traveler might need to feel at home, the small but plentiful Clover Island offers a variety of sightseeing opportunities and outdoor activities to keep you entertained and exploring for several days. It's come a long way since the Lewis and Clark Expedition passed it in a canoe on their way to the [Pacific Northwest along the oldest scenic route in the U.S.](#) back in 1805. Keep reading for an overview of what to see and where to go in Clover Island, Washington.

## **What to do on Clover Island**

# Columbia Gardens Wine & Artisan Village

Tasting Room Space For Lease





WineBusiness.com

WineIndustryAdvisor.com

**PORT of KENNEWICK**  
Columbia Gardens Wine & Artisan Village

**Waterfront Tasting Room For Lease**

[ColumbiaGardensKennewick.org](https://ColumbiaGardensKennewick.org)

CLICK HERE TO LEARN MORE

The advertisement features a photograph of a modern, two-story building with blue vertical siding and a white roofline. A set of concrete stairs with metal railings leads up to the entrance. The building is set against a clear sky. The text is overlaid on the image in various colors and fonts.

& Port social media pages (*after 5/24*)

# Port Website

## For Lease



**\$13.50 per square foot annual rate plus  
12.84% leasehold tax**

**313 E. Columbia Gardens Way**

**#120**

313 E. Columbia Gardens Way, #120  
Kennewick, WA 99336

# Digital Flyer

## Space Available for Lease Columbia Gardens Wine & Artisan Village

313 E. Columbia Gardens Way #120, Kennewick, WA 99336

The available space is perfect as a tasting room for wineries, breweries or distilleries, or as a retail or specialty shop. Join Monarcha/Palencia Winery, Bartholomew Winery, Gordon Estate Winery, food trucks and pop-up vendors at Columbia Gardens Wine & Artisan Village.

Columbia Gardens is a family-friendly gathering place to sample local food and wines and meet friends. A place to explore public art, view stunning sunsets, walk, bike and discover aquatic wildlife on a scenic path alongside a peaceful nature pond.

**TERMS:** \$13.50 per sq. ft. annual rate +12.84% leasehold tax | Minimum 3-year lease | Deposit required

### Space Highlights:

- 1,239 square feet of indoor space ideal for a tasting room (wine, spirits, cider, taproom)
- Includes water and sewer
- Prep space and restroom
- Spacious interior opens to a wrap-around patio with a standing bar feature and room for outdoor seating
- Patio overlooks a nature pond with abundant wildlife
- Adjacent to a paved pathway and Columbia River waterfront
- Pathway connects with the Clover Island Riverwalk and 23-mile regional Sacagawea Heritage Trail
- Views of the Cable Bridge to the east and sunsets to the west
- Pedestrian-friendly, walkable, destination development
- High-volume traffic counts on Columbia Drive
- Quick access to U.S. 395 and State Routes 240 and 397



### PORT of KENNEWICK

For more information or a tour contact:  
Amber Hanchette, Director of Real Estate  
(509) 586-1186 | Amber@PortofKennewick.org  
ColumbiaGardens.org



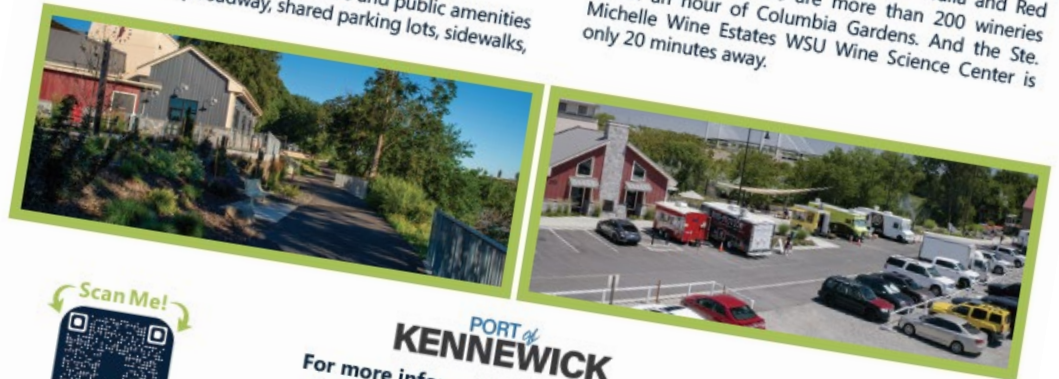
### Close to Everything

Columbia Gardens Wine & Artisan Village is situated between Highway 395 and State Route 397 in historic downtown Kennewick, a city in southeastern Washington state. With a population of more than 300,000, the Tri-Cities (Kennewick, Pasco, Richland) is the fourth largest metropolitan statistical area in Washington.

landscaping, artwork and a food truck plaza. On-site utilities include sewer, electric, natural gas, water and telecommunications.

Columbia Gardens infrastructure and public amenities feature a loop roadway, shared parking lots, sidewalks,

Centrally located between the Walla Walla and Red Mountain AVAs, there are more than 200 wineries within an hour of Columbia Gardens. And the Ste. Michelle Wine Estates WSU Wine Science Center is only 20 minutes away.



### PORT of KENNEWICK


For more information or a tour contact:  
Amber Hanchette, Director of Real Estate  
(509) 586-1186 | Amber@PortofKennewick.org  
ColumbiaGardens.org



- Focus Magazine ad
- Direct Mail Postcard

# Columbia Gardens Wine & Artisan Village

## Invest in Kennewick's Historic Waterfront



- Port-owned sites for sale or lease
- IRS "Opportunity Zone"
- Food Truck Plaza
- Historic Downtown Kennewick Waterfront
- Adjacent to the Clover Island Riverwalk and Sacagawea Heritage Trail
- Wineries, breweries, distilleries, tasting rooms, bistros, restaurants, retail welcome
- High-volume traffic counts on Columbia Drive
- Pedestrian-friendly interior street
- Zoned urban mixed-use

**FOR LEASE**  
313 E. Columbia Gardens Way #120


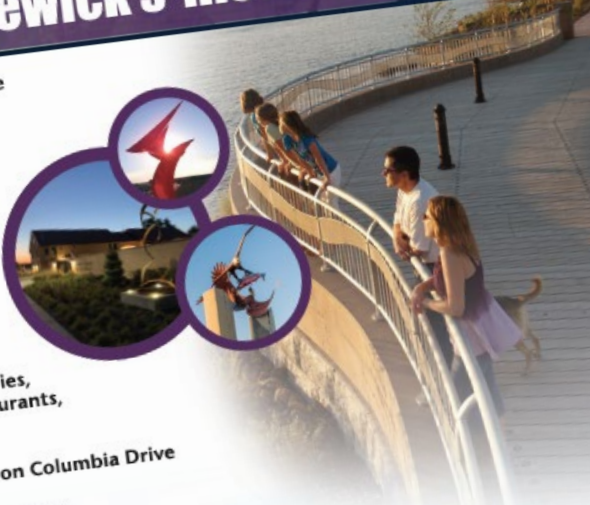

**5 Parcels For Sale**

**GORDON Estate Winery**

**FOOD TRUCK PLAZA**  
Columbia Gardens


**MONARCHA**

**BARTHOLOMEW**

Port of Kennewick | (509) 586-1186

# Columbia Gardens Wine & Artisan Village



**Space for Lease**

**FOR LEASE**  
313 E. COLUMBIA GARDENS WAY #120

**GORDON Estate Winery**

**FOOD TRUCK PLAZA**  
Columbia Gardens

**MONARCHA**

**BARTHOLOMEW**

209 E. Columbia Drive

227 E. Columbia Gardens Way

309

320 E. Columbia Gardens Way (this parcel can be subdivided)

E. Columbia Drive

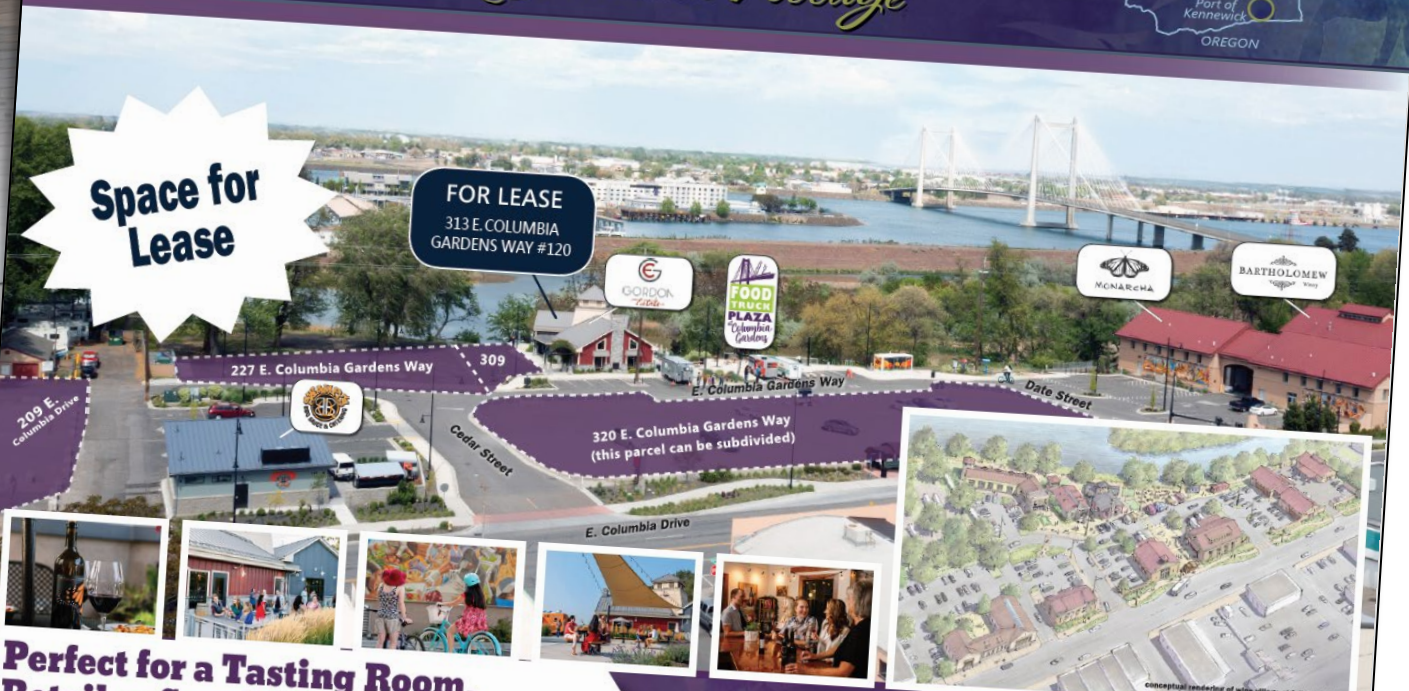

Cedar Street

Date Street

**Perfect for a Tasting Room, Retail or Specialty Shop.**  
1,239 square feet of space for outdoor seating.

Join Monarcha/Palencia Winery, Bartholomew Winery, Gordon Estate Winery, food trucks, and Swampy's BBQ Kitchen at Columbia Gardens wine & Artisan Village.

**COLUMBIAGARDENS.ORG**

conceptual rendering of wine village at full build-out

# Digital Brochure



Columbia Gardens Wine & Artisan Village is situated between Highway 395 and State Route 397 in historic downtown Kennewick, a city in southeastern Washington state. With a population of over 300,000, the Tri-Cities (Kennewick, Pasco, Richland) is the fourth largest metropolitan statistical area in the state. More than 200 wineries are located within an hour of Columbia Gardens, and Washington State University's Wine Science Center is just minutes away. Columbia Gardens' unique combination of waterfront and city-managed effluent makes this a truly remarkable setting for your business.

Located on the Columbia River in historic downtown Kennewick, the Columbia Gardens Wine & Artisan Village provides a scenic gathering place to enjoy the best of a mixed-use, pedestrian-friendly, master-planned community. A space where wine producers and tasting rooms, bakeries and breweries, restaurants and shops, food trucks and public artwork are nestled alongside a riverfront path.

**PORT of KENNEWICK**

(509) 586-1186  
COLUMBIAGARDENS.ORG  
313 - 325 E. Columbia Gardens Way  
Kennewick, WA 99336

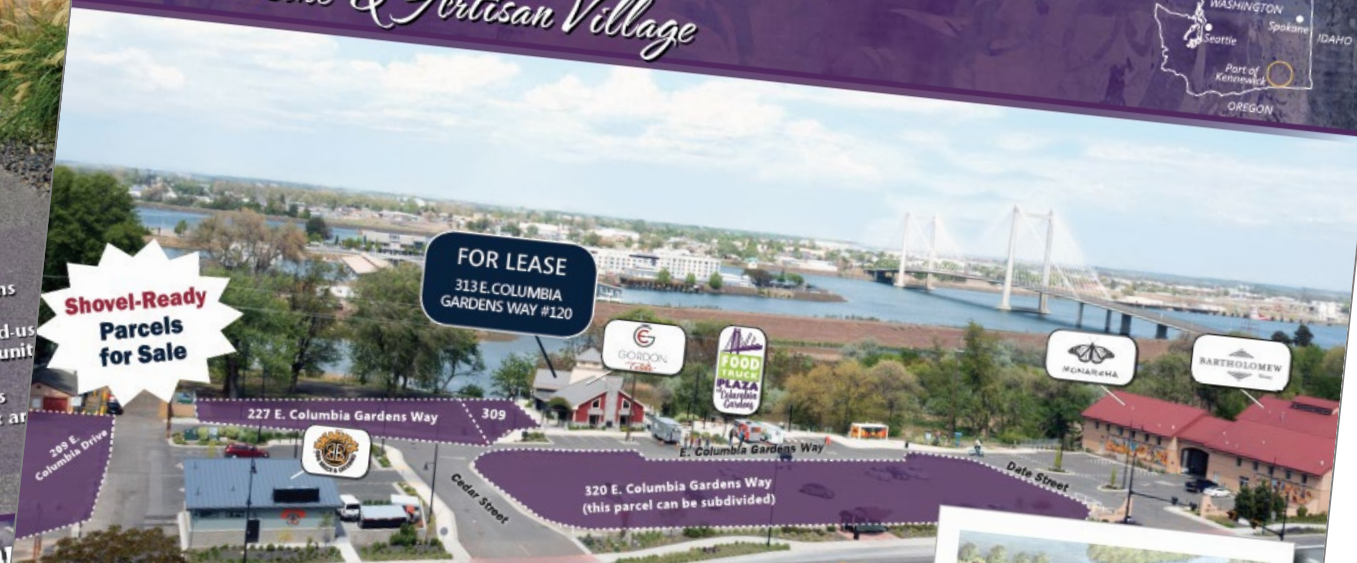


**Wineries can connect to city-owned wastewater**

The Port and City of Kennewick are developing a wine-centered waterfront destination, where boutique production wineries can connect to a city-owned and-operated winery wastewater treatment facility. Visit [ColumbiaGardens.org](http://ColumbiaGardens.org) or click the QR code to learn more and view available lots.

**Shovel-Ready  
Parcels  
for Sale**

**FOR LEASE**  
313 E. COLUMBIA  
GARDENS WAY #120



Uncork growth and locate a boutique production winery, tasting room, restaurant, brewery or retail business at Columbia Gardens Wine & Artisan Village.



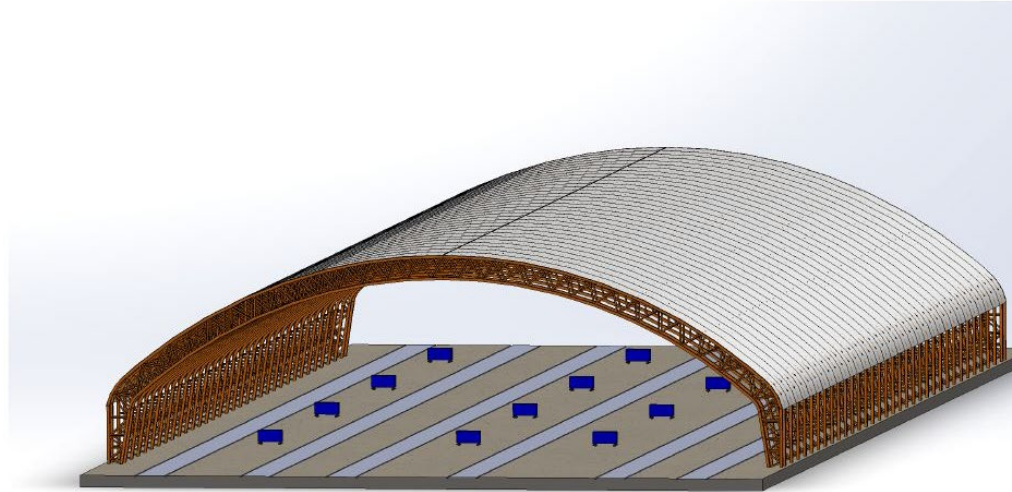
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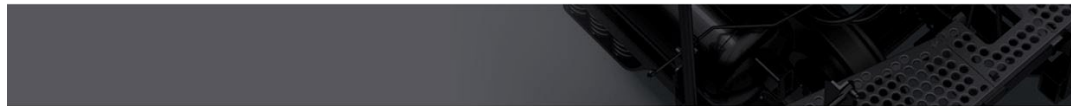
# TWIN TRACKS INDUSTRIAL PARK

FINLEY

### Finley Tent



- 174' WIDE X 350' LONG







# U-PULL-IT SUPREME TRUCK AND AUTO PARTS

See inside the new 19-acre happy place for 'car people' in the Tri-Cities  
By Wendy Culverwell May 7, 2025



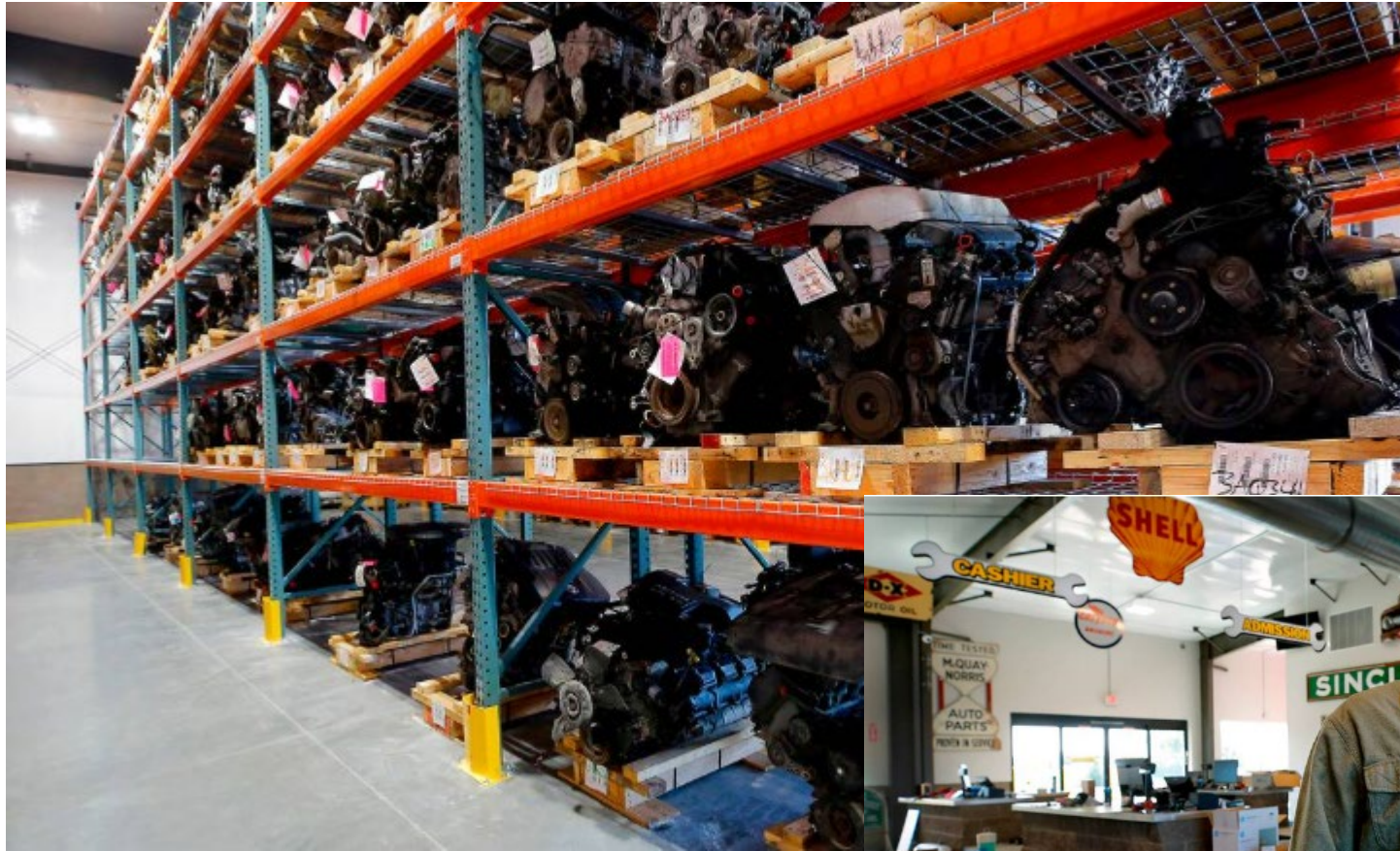
*Photo Credit: Bob Brawdy*



# 2017

PORT LAND SALE TO  
JMAC/PRONGHORN LLC

# 2025



- According to Wendy Culverwell,
- U-Pull-It plans to employ 25 positions at the Finley location.
  - Owner, Mark Forcum invested \$7.5 million in the new facility.

*Photos By: Bob Brawdy*