

JUNE 24, 2025 MINUTES

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

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

ANNOUNCEMENTS AND ROLL CALL

The following were present:

Board Members: Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer

Tana Bader Inglima, Deputy Chief Executive

Nick Kooiker, Deputy Chief Executive Officer/CFO (via telephone)

Larry Peterson, Director of Planning (via telephone)

Amber Hanchette, Director of Real Estate

Michael Boehnke, Director of Operations (via telephone) Bridgette Scott, Executive Assistant (via telephone) Lisa Schumacher, Special Projects Coordinator

David Phongsa, Marketing/Capital Projects Coordinator

PLEDGE OF ALLEGIANCE

Ms. Hanchette led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated June 13, 2025 Direct Deposit and E-Payments totaling \$90,121.29
- **B.** Approval of Warrant Register Dated June 24, 2025
 Expense Fund Voucher Number 107037 through 107082 for a grand total of \$158,083.95
- C. Approval of Regular Commission Meeting Minutes June 10, 2025

<u>MOTION:</u> 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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PRESENTATION

A. Clover Island Inn Update

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

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

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

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field

Ms. Hanchette stated there is nothing new to report.

B. Kennewick Waterfront Update

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

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

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

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

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

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

C. CEO Report

Mr. Arntzen reported on the following:

- Met with Vijay Patel and Tarran Patel regarding the construction of their new hotel at Vista Field and discussed the expansion of the neighborhood;
- Working with TRIDEC and a large developer interested in a project for our community;
- Staff to staff meetings continue with the City of Kennewick;
- Received a note from Keith Silliman of Retter and Company and will reach out;
- Mr. Boehnke visited Lewiston, Idaho last week to look at boat for the maintenance team;
- The City of Richland city manager and deputy city manager requested a meeting to discuss projects and opportunities for collaboration. Mr. Arntzen met with City staff and stated that the Commission set the 2025-2026 budget but invited the City to make a presentation to the Commission for possible projects for the 2027-2028 budget;
- Ms. Bader Inglima and Ms. Hanchette previously worked for the Tri-Cities Convention Bureau and is thankful we have them on our team;
- Port staff continues to work on artwork opportunities for the Port district;
- Offered kudos to Mr. Phongsa and others for their collaborative event work at Clover Island and Columbia Gardens.

D. Commissioner Meetings (formal and informal meetings with groups or individuals) Commissioners reported on their respective committee meetings.

E. Non-Scheduled Items

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

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

PUBLIC COMMENTS

No further comments were made.

COMMISSION COMMENTS

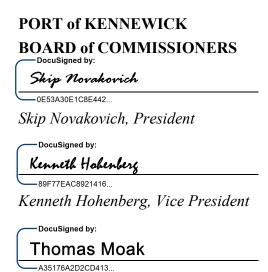
No comments were made.

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ADJOURNMENT

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

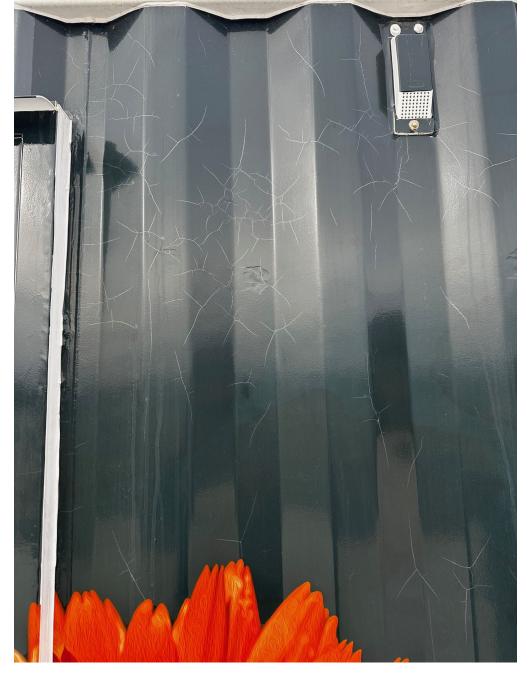
APPROVED:



Thomas Moak, Secretary

Historic Kennewick Waterfront

Container Restroom Art Wrap Repair







Docusign Envelope ID: 13D8701A-D793-4328-B825-A1D743414B0E INE PORT OT Kennewick: A **Revitalization Success Story Creating Opportunities for Wine**

Advertorial
 June 2, 2025



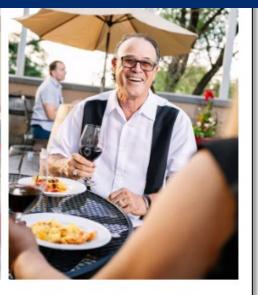












Located in eastern Washington state along the southwest banks of the Columbia River, the Port of Kennewick has a rich and storied legacy.







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Fam Tour – June 11, 2025

- Columbia Gardens Wine & Artisan Village
- Clover Island

Columbia Gardens Wine & Artisan Village



WINE 2

- Space for Lease
 Space for Lease
- 2. Gordon Estate Winery Tasting Room 313 E Columbia Gardens Way, Suite 110 I 509.316.8458
- 3. Monarcha Winery 421 E Columbia Drive, Bldg A140 I 509.820.3993
- Bartholomew Winery
 E Columbia Drive, Bldg B I 206.395.8460

- 5. Swampy's BBQ
- @swampysbbq
- 6. Nana's Kitchen @nanaskitchen5150
- 7. Bobablastic @bobablastic_tricities
- 8. Botanas Culichi
- @botanas_culichi
 9. Frida's Mexican Grill @_fridasmexicangrill

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

OTHER AMENITIES

- Public Restrooms
 Waterfront Walking Path









TASTING NOTES



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