



PORT OF KENNEWICK REGULAR COMMISSION MEETING

JULY 8, 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 (via telephone)

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 (via telephone)
Michael Boehnke, Director of Operations
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator
David Phongsa, Marketing/Capital Projects Coordinator

PLEDGE OF ALLEGIANCE

Mr. Phongsa led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

A. Approval of Direct Deposit and E-Payments Dated July 2, 2025

Direct Deposit and E-Payments totaling \$118,932.46

B. Approval of Warrant Register Dated July 8, 2025

Expense Fund Voucher Number 107083 through 107119 for a grand total of \$104,066.20

C. Approval of Regular Commission Meeting Minutes June 10, 2025

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

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JULY 8, 2025 MINUTES

PRESENTATION

A. *ArtsWA Convening*

Mr. Phongsa gave a brief report on the ArtsWA Convening in Tenino, Washington (*Exhibit A*). Mr. Phongsa stated ArtsWA is an organization that helps preserve and foster art programs and grants in Washington.

The Commission thanked Mr. Phongsa for his report.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Vista Field*

Mr. Arntzen reported the Port recently received some news regarding a private commercial lot under construction at Vista Field. During soil testing required by their lending institution, it was found there PFAS present above limits set by Ecology. PFAS are a variety of synthetic chemicals used since the 1950's and are found in everyday consumer products. Once the Port was alerted to the presence of PFAS, out of an abundance of caution, the Port issued a press release and communicated with the public and stakeholders of the findings (*Exhibit B*) and our intent to halt port construction of parking and utilities until more about the nature and scope of PFAS is understood.

The Port has hired a team of environmental experts to assist, and Mr. Arntzen stressed that public safety is a priority and as we gain more information, we will share it with the Commission, stakeholders and the public. Staff have reached out to each stakeholder personally and appraised them of the situation. Currently, we do have a lot of information, and it seems many entities are dealing with the same situation because of this new SBA requirement. The Port conducted a Phase 1 Environmental Impact Statement in 2014 and complied with Ecology's standard at that time and even went over and above what was recommended and received a clean report.

Commissioner Hohenberg thanked Mr. Arntzen and staff for the communication and transparency. Additionally, he appreciates that we have assembled a good team to move forward. Commissioner Hohenberg would rather the Port work with good information versus moving forward, when there is not a clear path. The Port is known for doing things right and appreciates the way Mr. Arntzen has led this effort. Commissioner Hohenberg stated at this time, the Port will continue to update the public and stakeholders about what we are doing, and the Commission can continue to support the effort and do things correctly to move forward.

Commissioner Moak concurs with Commissioner Hohenberg's comments and appreciates Mr. Arntzen keeping the Commission well informed about the situation. Commissioner Moak stated the press release stated the Port had stopped work on the parking lots and inquired what has slowed down related to Port efforts at Vista Field.

Mr. Arntzen stated the Port is being overly cautious and is pausing any earthwork. As soon as we get more information, we will know how to proceed.

Commissioner Moak thanked staff for their work and diligence on this matter.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JULY 8, 2025 MINUTES

Commissioner Novakovich thanked staff for being as transparent and getting out in front of this.

Mr. Arntzen stated the Port is working with the environmental team to develop a methodology for sampling acceptable to Ecology.

Mr. Arntzen believes the Port has a good team in place: Ms. Lake, the Port Counsel, Mr. Hume, Port Real Estate Counsel, and Richard Du Bey, environmental counsel from Ogden, Murphy Wallace. Mr. Arntzen has been interviewing an environmental firm and needs to make a final decision to move forward. Mr. Arntzen will continue to brief the Commission in open session and work with the stakeholders.

B. Kennewick Waterfront Update

Ms. Bader Inglima updated the Commission on the 1135 Shoreline project (*Exhibit C*).

The Commission commented on the wonderful transition of the shoreline.

C. CEO Report

Mr. Arntzen reported on the following:

- City of Kennewick and Port staff will meet July 11, 2025;
- Staff is working on the addition of the CTUIR history and partnership update to the Comprehensive Scheme;
- Offered kudos to maintenance staff for working in the field during the hot weather and continue to keep the exposure limited during the heat waves.

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

Commissioners reported on their respective committee meetings.

E. Non-Scheduled Items

Commissioner Novakovich thanked staff for how they are handling Vista Field.

PUBLIC COMMENTS

No comments were made.

COMMISSION COMMENTS

No comments were made.

PORT OF KENNEWICK
REGULAR COMMISSION MEETING

JULY 8, 2025 MINUTES

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:01 p.m.

APPROVED:

PORT of KENNEWICK
BOARD of COMMISSIONERS

DocuSigned by:
Skip Novakovich
0E53A30E1C8E442...
Skip Novakovich, President

DocuSigned by:
Kenneth Hohenberg
89F77EAC8921416...
Kenneth Hohenberg, Vice President

DocuSigned by:
Thomas Moak
A35176A2D2CD413...
Thomas Moak, Secretary

ArtsWA 2025 Convening June 5-6 Tenino, WA





SOCO Creative District Downtown Kennewick



**Clover Island & Columbia
Gardens Wine & Artisan Village
are located within the SOCO
Creative District**

- SOCO Creative Arts Festival happens every year in September



CREATIVE DISTRICT BOUNDARY

CURRENT DOWNTOWN KENNEWICK MAIN STREET BOUNDARY



Illuminating
THE ARTS



Downtown KENNEWICK





ArtSplash Event

June 22, 2025 on Clover Island
in partnership with SOCO Creative District

**Art Splash
Eco-Partners**

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

CLOVER ISLAND CONCERT SERIES / THUNDER ON THE ISLAND

JUNE 22, 2025
4PM - 10PM

435 Clover Island Drive - Kennewick WA 99336

EMERALD SPARK
KENNEWICK

20th Annual
THUNDER
ON THE
Island

FROG
PATCH
paper & works

SO
CO
SOUTH COLUMBIA
CREATIVE
DISTRICT

JUNE 22, 2025
5PM - 10PM

435 Clover Island Drive
Kennewick WA 99336

ECO WALK & ART FAIR
LIVE MUSIC
FOOD & BEER GARDEN
FREE EVENT & ALL AGES

EMERALD SPARK
**PORT OF
KENNEWICK**

**Art
Splash**

AN ECO & ART EXPERIENCE

20th Annual
THUNDER
ON THE
Island

FROG
PATCH
paper & works

SO
CO
SOUTH COLUMBIA
CREATIVE
DISTRICT



ArtsWA Programs



Art in Public Places (AIPP)



AIPP purchases and cares for artworks in state buildings, colleges, universities, and schools throughout Washington. The [State Art Collection](#) includes more than 5,000 artworks, located where people study, work, and live.

Acrylicize, Nourish / Enrich / Nurse Log, 2024. Located at University of Washington, Seattle.

4

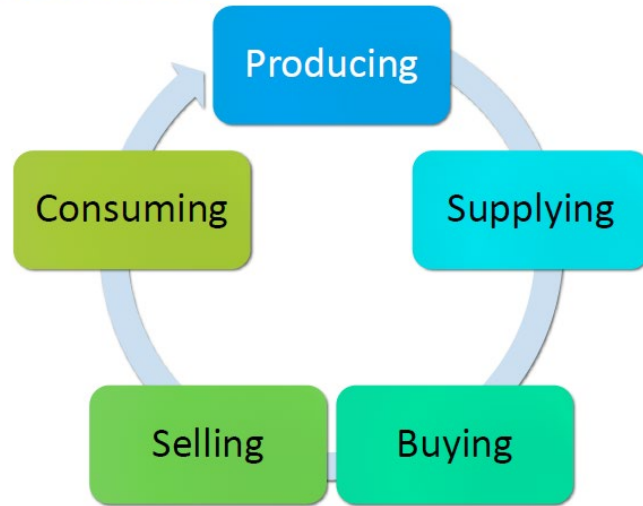
Art in Public Places

- Utilize artist roster for Vista Field future artwork projects



Building partnerships: Arts, Culture, & Economic Development

Economic activities



Why people and companies choose a place

- Existing ecosystem
- Affordable cost of doing business
- Cool factor
- Easy access to culture and education



Fostering economic resilience

Shared, holistic, locally-based focus areas

Keeping talent in the community

Combatting brain drain

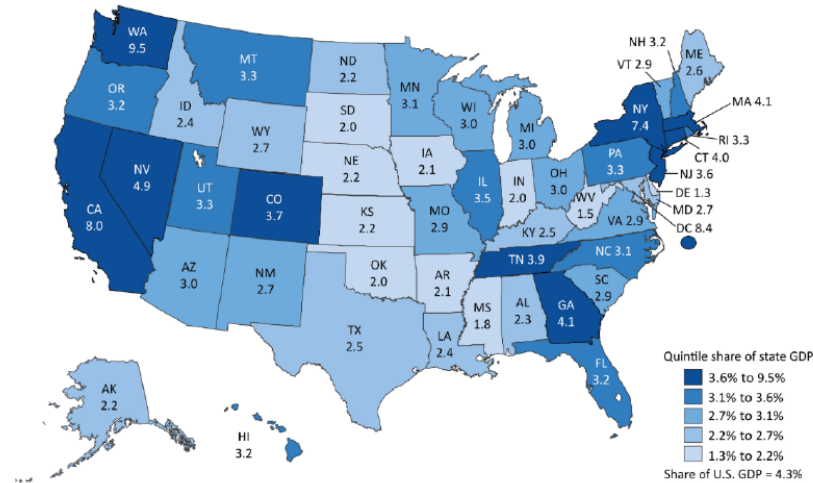
- Sports = monoculture
- Arts/culture = multiculture

Investment



Commerce gets creative: Cultural, Creative, and Commercial value

Washington leads the nation in terms of value-added share of gross domestic product



Source: Arts and Cultural Production Satellite Account, U.S. and States, 2022 | U.S. Bureau of Economic Analysis (BEA), Published March 25, 2024

Building for the Arts Program

Community Capital Facilities > Building for the Arts Program

Building for the Arts was created by the Legislature in 1991 to award grants to performing arts, art museum, and cultural organizations. The program awards grants to performing arts, art museum, and cultural organizations for as much as 33% state match of eligible project costs for acquisition, construction, and/or major renovation of capital facilities.

The state's investment in these local projects provide:

- Temporary construction jobs
- Permanent arts-related jobs
- Improved quality of life for residents

Funding availability

The 2025–2027 Building for the Arts grant application round is now **closed**.

The 2027–2029 Building for the Arts funding round will open in the spring of 2026.

Strategic Priorities



Equity and Access

Focused support to underinvested communities



Learning and Skills

Pathways to creative skills and careers



Infrastructure and Investment

Increased resources at the state and local levels



Sector and Workforce Development

Hub development and creative apprenticeships



Tenino: Southwest Washington Regional Agricultural Business & Innovation Park

tenino arts .org

WELCOMES
WASHINGTON STATE ARTS COMMISSION
CREATIVE ARTS DISTRICTS



In Partnership with:

- Port of Olympia & Thurston County





Tenino: Walking tour of Tenino





Tenino: Art inspiration



Metal Banner Project

- Funded by ArtsWA



Airplane Propeller Art

- Made from old chainsaw blades



Art Library

- Give & Take art to share



Tenino: Caboose for public use



Model Airplane at
Vista Field?



Tenino: Quarry Pool



From Quarry to Public Pool

When quality grade sandstone was discovered here in the 1880s quarrymen came from far and wide to work. The sleepy junction town of Tenino sprang to life as a boomtown. The Tenino Stone Company Quarry's proximity to the first Tenino Depot provided easy shipping access for stone.

After WWI, concrete began to replace stone as a cheaper building material. The quarry closed in 1926. The natural springs that plagued the quarry during operation filled the vast cavity after work ceased. Despite no trespassing signs, an unofficial swimming hole was born.

In October 1945 civic groups, like the Lions' Club, announced plans to create a Memorial Pool in honor of the service men and women from WWII. Funds for pool renovations were raised through dances, "Community Betterment Stamps" and other fund-raisers. The Memorial Pool was officially dedicated on June 18, 1950 and is still in use today.

Mystery from the Deep End!

On August 28, 2017, four divers including Mayor Wayne Fournier dove to the bottom of the Memorial Swimming Pool and made an historical discovery. Divers confirmed the presence of the Channeling Machine at the bottom of the quarry pool. It was also determined that the depth (often speculated but never measured) was 65 feet in the dive area.

Stonemasons then and now: Master Stone Cutter Keith Phillips uses a wooden mallet and chisel to carve stone at The Shed in Tenino, just as stone cutters did 100 years ago. Photo courtesy of the South Thurston County Historical Society, ca. 1890s. TEN QUA Site-016

Wardwell, Doublegang channeling machine used to cut stone blocks out of the sandstone walls at the Tenino quarry. Image courtesy of STCHS

Tenino quarry showing the steam-driven channeling machine with Quarrymen before the quarry closed. Historic photo courtesy of STCHS

Design & Illustration: mashdugdesigns.com

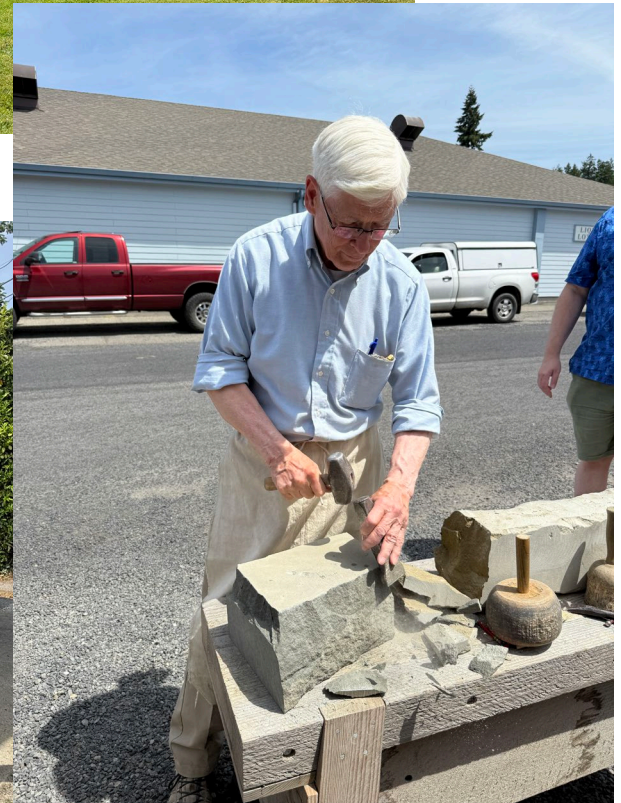




Tenino: Stone Carvers

Tenino City Hall

- Master Stone Cutter Keith Phillips, Tenino Stone Carvers Guild





Tenino: Stone Carving



Stone throughout Tenino

- Cohesiveness & History



Thank You ArtsWA & Tenino





FOR IMMEDIATE RELEASE – July 3, 2025

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

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

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

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

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

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

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

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

(more)

*Soil Samples Detect PFAS at Vista Field**Page 2 of 2*

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

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

###





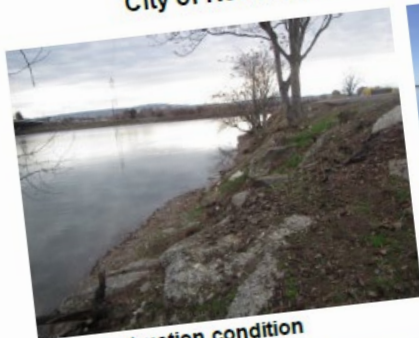




2025 Clover Island Vegetation Monitoring Report

Clover Island Section 1135 Ecosystem Restoration

City of Kennewick, Benton County, Washington



Pre-construction condition



3 years post-construction condition



The visit went well. We are all quite impressed with how much growth has occurred. It looks pretty amazing now! The only issues are with the aquatic vegetation and canopy cover right at the water. That is not progressing as we had hoped it would, but it will be re-evaluated in a couple of years. All in all, it looks pretty amazing!

Karen Kelly, USACE Walla Walla