



PORT OF KENNEWICK REGULAR COMMISSION MEETING

OCTOBER 14, 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 Officer (via telephone)
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

Commissioner Novakovich led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated October 1, 2025**
Direct Deposit and E-Payments totaling \$108,302.50
- B. Approval of Warrant Register Dated September 24, 2025**
Expense Fund Voucher Number 107333 for a grand total of \$24,995.78
- C. Approval of Warrant Register Dated October 14, 2025**
Expense Fund Voucher Number 107334 through 107396 for a grand total of \$362,410.74
- D. Approval of Regular Commission Meeting Minutes September 23, 2025**
- E. Acceptance of Visa Field Pavilion Project; Resolution 2025-17**

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

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PRESENTATION

A. Kendall Yards Night Market

Mr. Phongsa and Ms. Hanchette presented research from their recent tours to Spokane's Kendall Yards Night Market and the Scale House Market (*Exhibit A*).

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field

1. Daybreak Commons Final Plan, Place Architecture

Mr. Peterson gave a brief history of Daybreak Commons Park at Vista Field and presented a plan for Commission discussion and consideration (*Exhibit B*). Mr. Peterson offered a few options for the tower and playground equipment and stated staff will bring back additional cost information based on today's comments. Additionally, Mr. Peterson inquired if the Commission approved of the placement of the potential ice rink and the landscaping.

Commissioner Moak stated he cannot give an answer as he does not have a clear vision of the rendering and stated previously, he was not in favor of an ice rink at Daybreak Commons.

Commissioner Hohenberg believes the rendering is spot on and it gives flexibility to add other amenities as we move forward and see more activity. Commissioner Hohenberg likes the playground equipment as well and stated the initial plan is good and likes the ability to improve it as we have the funds and resources available. Commissioner Hohenberg would like to see the Port move forward.

Commissioner Novakovich agrees with Commissioner Hohenberg's comments regarding flexibility and likes the thought process behind the ice rink concept and how it considers budget and costs. The Port has the flexibility to start the project and improve the site as funds become available. Commissioner Novakovich stated the playground equipment is great and believes that is something the Port should consider, while staying cost conscious and flexible.

Mr. Arntzen thanked the Commission for the feedback and reiterated the Commission's comments that they liked the base package, which includes design flexibility for the ice rink and the playground. Additionally, if we have a location for a tower, that can be added later.

Commissioner Novakovich stated that is correct

Mr. Arntzen will work with staff on the design plan and alternates and come back with a formal Resolution that includes alternatives and estimated costs.

B. Kennewick Waterfront

1. Columbia Gardens Update

Mr. Phongsa reported that The Local Bite, a Hawaiian food truck, opened at the food truck plaza on October 1, 2025, and stated that the plaza is full.

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2. *EHB 1602 Collaborative Food Vendors/Liquors Licensees Update*

Ms. Hanchette updated the Commission on the Engrossed House Bill 1602, which allows domestic breweries to subcontract with one or more individuals or entities, including mobile food trucks, to satisfy food service requirements necessary to obtain and maintain a beer and/or wine restaurant license. Ms. Hanchette and Ms. Bader Inglima spoke with Daniel Olsen from the Washington Brewers Guild, for additional insight. Mr. Olsen helped write the bill and stated the food truck plaza is exactly what the bill was intended to serve. The Port submitted comments (*Exhibit C*) and pictures of the food truck plaza to the liquor control board and hope they take our comments into consideration when implementing how permits are issued.

C. *CEO Report*

Mr. Arntzen reported on the following:

- The KIE land swap has been completed, and the fence has been installed;
- Has been considering revisiting the Columbia Gardens Master Plan for potential revisions.

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

Commissioners reported on their respective committee meetings.

E. *Non-Scheduled Items*

Mr. Kooiker will be presenting a biennial budget update soon.

Mr. Arntzen stated the Washington Public Ports Association Annual Meeting will be held November 19-21, 2025, in Tacoma. In addition to the Annual Meeting, the New Commissioner seminar will be held on November 18, 2025. Please let Ms. Scott know if you are interested in attending.

Commission Moak stated the Commission recently approved the close out contract for Game Inc. and the Vista Field Pavilion project and inquired when it might be open and the Port can start programming.

Mr. Peterson stated that programming has been put on hold until the Azure parking lot project is completed, which services lots 31-38. We are in the final stages of permitting; however, the pfas issue needs to be resolved before moving forward. Mr. Peterson anticipates a 2026 construction project and then programming can be discussed.

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 3:09 p.m.

APPROVED:

PORT of KENNEWICK

BOARD of COMMISSIONERS

DocuSigned by:

Skip Novakovich

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Skip Novakovich, President

DocuSigned by:

Kenneth Hohenberg

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Kenneth Hohenberg, Vice President

DocuSigned by:

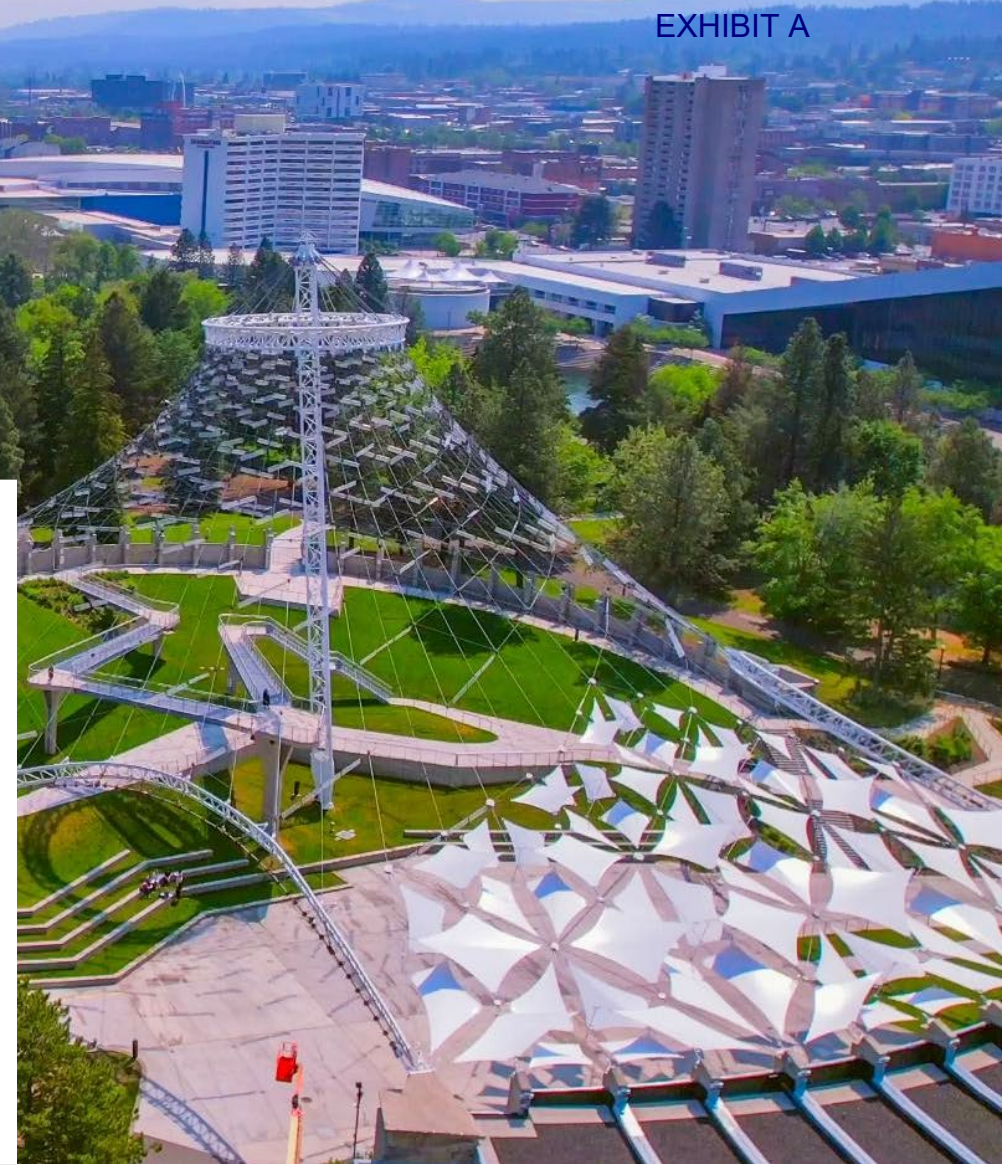
Thomas Moak

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Thomas Moak, Secretary

SPOKANE 2025

MARKET RESEARCH TRIP



INDIGENOUS EATS

Located in Spokane, our dishes are inspired by Indigenous culture, combining traditional flavors with modern twists to create truly unique comfort food.





EXHIBIT A



Indigenous Eats

Native American comfort food

IESPOKANE.COM

NdN Tacos

Come hungry! Each frybread is about 8 inches diameter, and when fully loaded, weighs just over a pound!
Order by name, or build your own.
Sub-out frybread base for wild rice, corn chips, french fries, or lettuce for no extra charge.

RANCHER

Ground Beef **13**

House blended chili seasoning, chili beans, shredded cheese, tomato, onion, lettuce, pickled jalapeno, red salsa, and sour cream drizzle.

HUNTER

Ground Bison **15.50**

House blended sage forward seasoning, black beans, shredded cheese, tomato, onion, lettuce, pickled jalapeno, tomatillo salsa, and sour cream drizzle.

GATHERER

Vegetarian **11**

Extra serving of your choice of black, chili, and/or pinto beans, shredded cheese, tomato, onion, lettuce, pickled jalapeno, pico de gallo salsa, and sour cream drizzle.

FARMER

Chicken **14**

House blended seasoning, pinto beans, shredded cheese, tomato, onion, lettuce, pickled jalapeno, pico de gallo salsa, and sour cream drizzle.

Add extra sour cream or extra salsa for \$1

*frybread contains flour, egg, and dairy



THE SCALE HOUSE MARKET

MEET • CONNECT • GROW

The Scale House Market is an innovative community space located in the heart of Spokane County. This project transforms a landmark building into our region's first permanent, year-round farmers market and agricultural hub.

EXHIBIT A

The
SCALE HOUSE MARKET
AT THE QUARRY

SPOKANE 2025







KENDALL YARDS NIGHT MARKET

The Kendall Yards Night Market is dedicated to bringing community together. We feature Spokane and Inland Northwest farms and artisan food producers, local artists, and local musicians. We strive to strengthen community relationships between consumers and local food producers and artists helping our community to thrive.

2025 Night Market

Wednesday evenings from 5:00-8:00 pm

May 21st to September 17th

EXHIBIT A





SPOKANE 2025

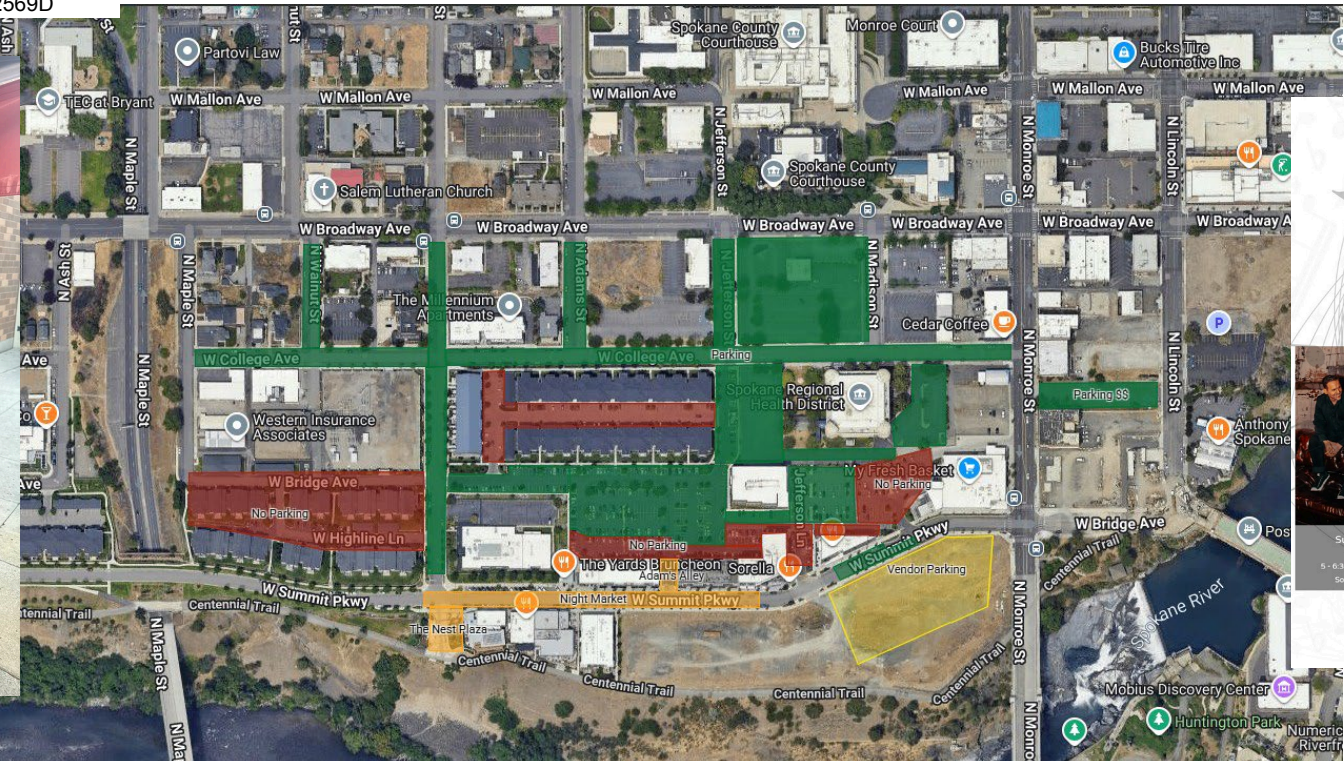


EXHIBIT A

The NIGHT MARKET
KENDALL YARDS WEDNESDAY SUMMIT PARKWAY

July 23

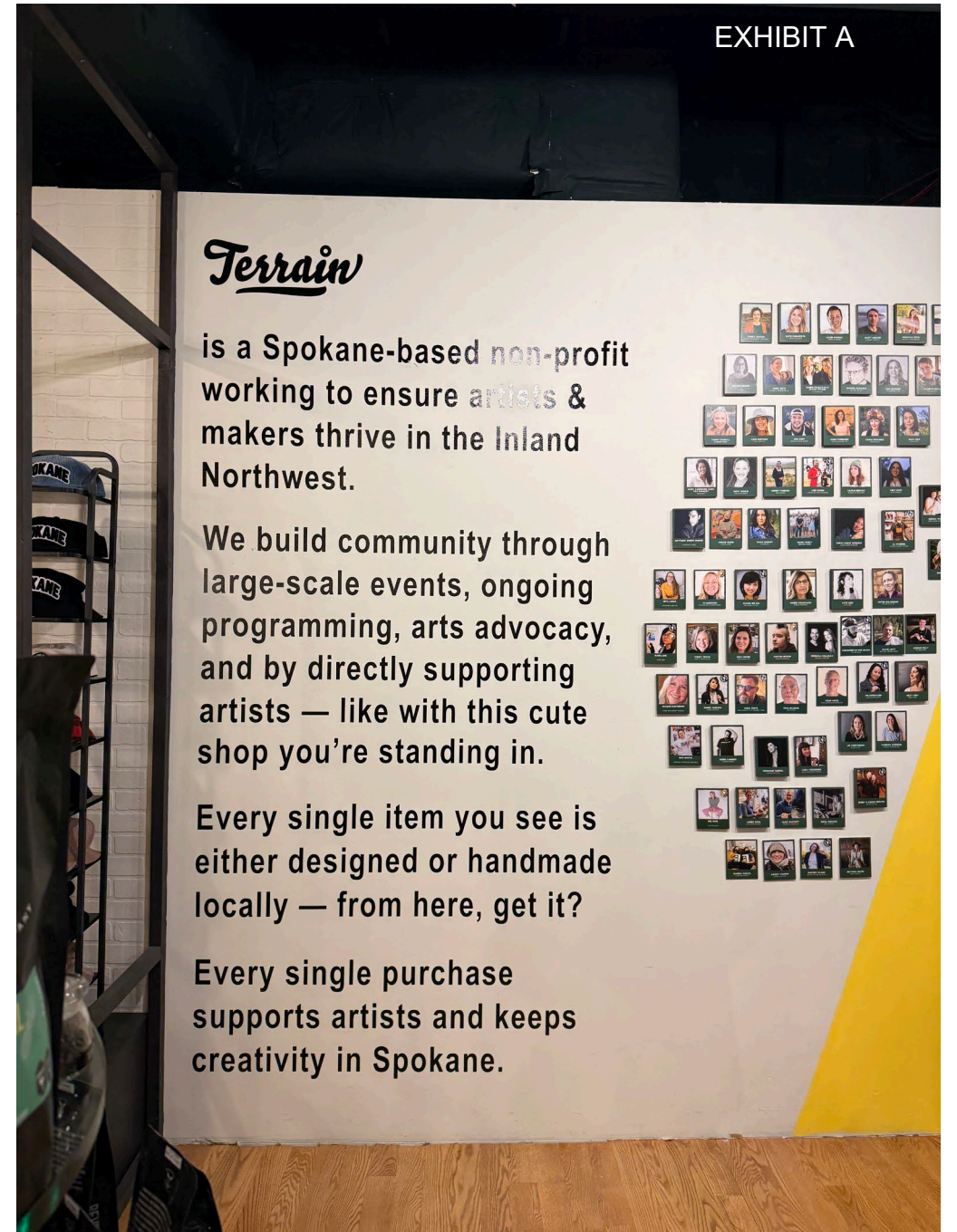
Rock the Nest

 Sugar Bear 5 - 6:30PM @ The Nest Soul/Funk/Pop	 MILONGA 7 - 8:30PM @ The Nest Latin Powerhouse	 T.S. the Solution 5 - 6:30PM @ Adam's Alley DJ/Rap	 Andru Gomez Band 7 - 8:30PM @ Adam's Alley Folk/Rock/Country
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TOYOTA



SPOKANE 2025



SPOKANE 2025

THANK YOU

DAVID PHONGSA

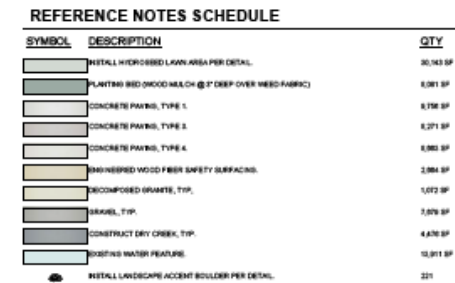


XXX MINISTER DRIVE
KENNEWICK, WASHINGTON 98036
ANP ARCEL # 13291000003014, 13299000003015, 1329910000000002
30% SCHEMATIC DESIGN 10.09.2025





[illegible]LANDSCAPE
SITE PLAN

LP101

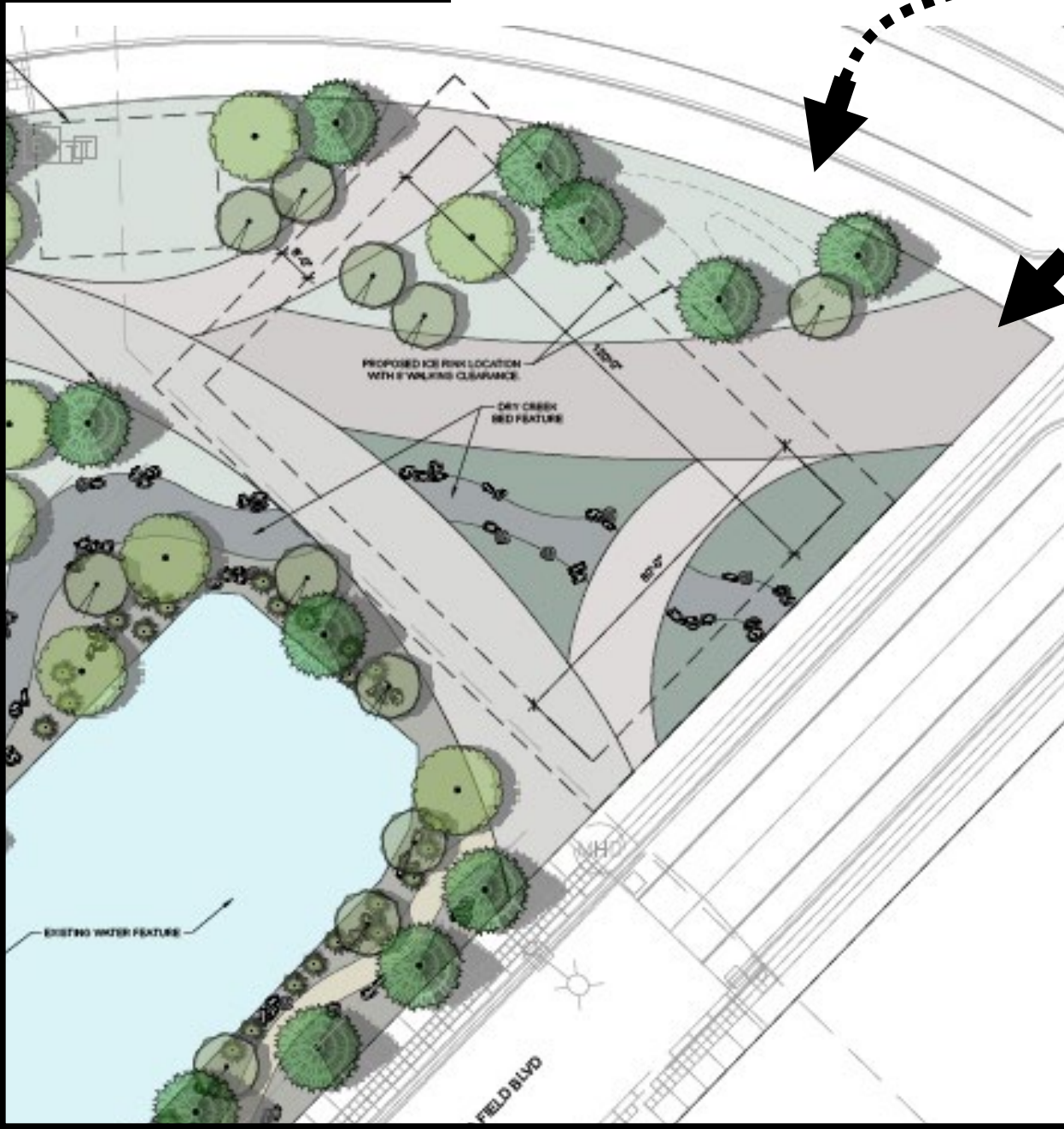
sheet 01 of 01



CONCEPT PLANT LEGEND

	<u>PARK ORNAMENTAL TREES</u>	27
	<u>PARK EVERGREEN TREES</u>	34
	<u>PARK CANOPY DECIDUOUS TREES</u>	31
	<u>SHRUB</u>	55

incorporating Flexibility



LANDSCAPE AT ICE RINK LOCATION



PAVING AT ICE RINK LOCATION



BRIDGE AT DRY CREEK



LARGE BERM OPEN SPACE



PREFABRICATED BRIDGE

SEATING



METAL SLAT BENCH

EXHIBIT B



GABION BENCH

LIGHTING AND BOLLARDS



VISTA FIELD METAL AREA LIGHT AND BOLLARDS



AIRCRAFT THEMED PLAYGROUND



Beyond budget
..... currently

ENTRY TOWER CONCEPTS

EXHIBIT B



Port of Kennewick is pleased to offer comments related to EHB1602 regarding independent vendors providing food service to small breweries and the “restaurant/premises” requirements for independent food trucks.

Port of Kennewick applauds the passing of EHB1602 as a means of ensuring a variety of food options are readily available for customers enjoying an alcoholic beverage and providing new partnership options to small businesses entrepreneurs.

In fact, the Port’s Columbia Gardens Artisan Village in east Kennewick, WA is exactly the type off collaborative partnership envisioned under the EHB1602 legislation.

Columbia Gardens Artisan Village currently features four tasting rooms (for breweries or wineries), a BBQ kitchen, and a Food Truck Plaza which provides electric power, water, grey-water utilities, oil catchment, and garbage containment under lease to food vendors. *This set up was designed so that a variety of food options would be available to those enjoying beverages at the tasting rooms located with Columbia Gardens.*

And as we understand it, EHB1602 was created to allow independent food vendors to fulfill the food requirement of the liquor licensees; which is a win-win for both small businesses.

The Food Truck Plaza is built adjacent to four tasting room buildings and has individual stalls accommodating six food trucks with additional space for pop-up vendors. As such, the Columbia Gardens Artisan Village development creates a cluster of small culinary entrepreneurs offering a variety of food options to those visiting the beer/wine tasting rooms.

The Columbia Gardens Artisan Village food vendors DO NOT sell any alcohol (specifically prohibited by their lease with Port of Kennewick); they ARE separate, and independent from any of the beer or wine tasting room spaces, and they DO NOT have access to any of the beer/wine businesses’ taxable liquor sales/service/storage spaces.

We are so pleased that EHB1602 was established to recognize the value of this type of collaborative arrangement—whereby the food vendors may deliver/provide/serve a variety of culinary options to the adjacent brewery/winery guests who frequent that picturesque waterfront.

The convenience of brewery/winery businesses having their patrons served by food trucks/artisan village vendors may in fact increase the likelihood of patrons balancing their beverage intake with food consumption.

Also, this arrangement will likely spur increased visitation and patronage and foster greater investment by businesses in that targeted redevelopment area; thus, encouraging jobs, vibrancy and tax revenues generated within the historic waterfront district.

We wholeheartedly concur with EHB1602 in that having Columbia Gardens food vendors, who are licensed, regularly inspected, and required to comply with all state and local health and safety regulations, should satisfy the “food requirements” for liquor control purposes. And we trust the rulemaking process would clearly define, allow, and encourage this type of collaboration for public benefit.

We are hopeful these comments will prove beneficial in the rulemaking process—thus supporting and expanding jobs for micro-entrepreneurs.

Indeed, clarification of the visionary intent of EHB1602 can provide a better customer experience with a wider variety of food option; and enable breweries/wineries to stay competitive and attract more visitors without adding unnecessary operational burdens.

Amber Hanchette, Director of Real Estate, Port of Kennewick
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