

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

DECEMBER 9, 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  
Bridgette Scott, Executive Assistant (via telephone)  
Lisa Schumacher, Special Projects Coordinator  
David Phongsa, Marketing/Capital Projects Coordinator (via telephone)  
Carolyn Lake, Port Counsel (via telephone)

## PLEDGE OF ALLEGIANCE

Commissioner Elect Raul Contreras Gonzalez led the Pledge of Allegiance.

## PUBLIC COMMENT

No comments were made.

## CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated November 18, 2025**  
Direct Deposit and E-Payments totaling \$98,915.10
- B. Approval of Direct Deposit and E-Payments Dated December 2, 2025**  
Direct Deposit and E-Payments totaling \$105,806.92
- C. Approval of Warrant Register Dated November 21, 2025**  
Expense Fund Voucher Number 107459 through 107496 for a grand total of \$543,650.76
- D. Approval of Warrant Register Dated December 9, 2025**  
Expense Fund Voucher Number 107497 through 107526 for a grand total of \$44,110.63
- E. Approval of Special 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 02/25/2026: Resolution 2025-25**

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

DECEMBER 9, 2025 MINUTES

---

**G. Authorizing the Chief Executive Officer to execute a Fourth Amendment to Purchase and Sale Agreement with Vista Field, LLC (Lot 25) (Extension of Closing to 02/17/2026); Resolution 2025-26**

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

## ACTION ITEM

**A. Oak Street Industrial Park – Potential Land Sale**

Ms. Hanchette gave a brief history of the property located at 1620 E 7<sup>th</sup> Avenue, which is currently leased by Wes Meares; however, Mr. Meares owns the buildings located on the property. Mr. Mears would like to sell the buildings and inquired if the Port would be willing to sell the underlying property. The 2025-2026 amended Comp Scheme outlines divesting the property. Ms. Hanchette stated an appraisal was completed in 2021 and the comparables reaffirm the 2021 appraisal. Ms. Hanchette inquired whether the Commission is receptive to selling the land underneath the buildings, utilizing the appraisal value of \$200,000.

The Commission discussed the property and possible sale of 1620 E 7<sup>th</sup> Avenue and asked Mr. Meares if he would like to discuss the sale of the buildings.

Wes Meares, owner of Western Equipment Sales/Supply and Design, shared that the buildings are listed on Facebook Marketplace and he has received over 100 inquiries and has shown the property 15 times. Mr. Meares stated several people have inquired about the property lease and the potential interested buyers range from auto repair shops, a tire shop, and rv repair and semi-truck parking.

Ms. Hanchette stated if the Commission is receptive to selling the property, they can approve by consensus and staff will come back with a potential land sale offer with a formal Resolution and motion.

Commissioner Novakovich inquired if the 2021 appraisal is still valid.

Mr. Kooiker stated yes, and Ms. Hanchette has pulled the comparables, and the 2021 valuation of the property is still current.

Commissioner Hohenberg stated the Port's mission is job creation and economic development and asked if job creation could be guaranteed if we sell the property.

Ms. Hanchette will investigate that and work with Port counsel.

***It is the Consensus of the Commission to sell the property located at 1620 E 7<sup>th</sup> Avenue as outlined in the 2025-26 Amended Comp Scheme.***

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

DECEMBER 9, 2025 MINUTES

## ***B. Comp Scheme Port History Update***

Ms. Bader Inglima stated recognizing that the Port is celebrating our 110th anniversary this year, the Commission established a goal that staff should review and document the Port's activities since our 100th anniversary. And acknowledge the relationship we have formed with the Confederated Tribes of the Umatilla Indian Nation (CTUIR). Ms. Bader Inglima walked through the 2025 history update of the Comp Scheme as outlined in *Exhibit A* of the yet to be approved Resolution 2025-28. Ms. Bader Inglima discussed the process of including the CTUIR and stated staff conducted several interviews with the Tribe, who reviewed the document and were pleased. Malissa Minthorn, daughter of the late Les Minthorn told us,

*"Without reading a word I knew I would be okay with whatever you had written. However, I did indeed read what was written and, I knew it! It reads beautifully. I only wish my father were here. Dad trusts us to continue on..."*

*Love and respect,  
Malissa*

Commissioner Moak thanked staff for putting this together and stated the photos demonstrate our accomplishments and the work with the CTUIR. Commissioner Moak offered that the Port's efforts with the Tribe are commendable.

Commissioner Hohenberg echoed Commissioner Moak's comments and stated he appreciates the professional document and applauded the team.

Commissioner Novakovich stated this is a very classy document and it outlines the Port's history very clearly. And the photos are a testament to what the Port has accomplished over the past 10 years and stated our relationship with the CTUIR is an honor.

**MOTION:** *Commissioner Moak moved to approve Resolution 2025-28 accepting the "port of Kennewick Highlights (2016-2025) An Update to the 100<sup>th</sup> Anniversary Report" and approving Goal #5 of the CEO's 2025/26 Goals and Objectives: Update Historical background for comp scheme, including history with tribe as complete; Comprehensive Scheme Port History Update; Commissioner Hohenberg seconded.*

## **PUBLIC COMMENTS**

No comments were made.

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

## **PRESENTATION**

### ***A. Redwood Coast Regional Economic Development Summit Guest Speaker***

Ms. Hanchette recently made a presentation at the Redwood Coast Region Economic Development Summit (*Exhibit A*) on the Port's developments.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

DECEMBER 9, 2025 MINUTES

## ***B. Clover Island Marina Electrolysis Update***

Mr. Boehnke and Marina Manager, Kandy Yates, recently traveled to the Port of Kalama and the Port of Camas-Washougal to tour their marinas and to see how each Port dealt with the stray current and electrolysis issue (*Exhibit B*). Mr. Boehnke reported on what each Port does and came away with some helpful information and tools for stray current use. Mr. Boehnke reported that the Port is under contract for an electrolysis and stray current review.

## **REPORTS, COMMENTS AND DISCUSSION ITEMS**

### ***A. 2026-2027 Commission Organization Representation***

Mr. Arntzen presented the draft 2026-2027 Commission Organization Representation chart for review and stated the Commission will formally approve the chart in January.

### ***B. Washington Public Ports Association Annual Meeting***

Mr. Arntzen reported that the Washington Public Ports Association Annual Meeting was held on November 18-21, 2025, in Tacoma and Commissioner Elect Raul Contreras Gonzalez attended the New Commissioner Seminar and Annual Meeting. Additionally, Mr. Boehnke and Mr. Phongsa attended the annual meeting. Ms. Lake hosted an open house, and Mr. Arntzen thanked her for her hospitality.

### ***C. CEO Report***

Mr. Arntzen reported on the following:

- Mr. Kooiker did a great job for the Cuba Libre grand opening at the Food Truck Plaza;
- The updated signage at the Port's Oak Street properties looks fantastic;
- City of Kennewick and Port of Kennewick have their monthly staff to staff meeting on Wednesday, December 10, 2025;
- The Comp Scheme history report is an amazing documentation of our friendship with the CTUIR.
- Mr. Arntzen and Ms. Bader Inglima attended the CTUIR Board Members swearing in ceremony.

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

Commissioners reported on their respective committee meetings.

### ***E. Non-Scheduled Items***

Ms. Scott reminded the Commission and audience that the December 23, 2025 Commission Meeting is cancelled.

Ms. Lake wished everyone a happy holidays and stated it was a pleasure to meet with Mr. Arntzen and staff at the WPPA meeting.

Commissioner Moak stated this is his last opportunity to speak where he is not limited to three minutes. In 1988, Commissioner Moak first ran for public office and has been running for office for the last 37 years and for nearly 25, he has held office. This is his last meeting as a Port Commissioner and probably his last meeting as an elected official and Commissioner Moak stated

# PORT OF KENNEWICK

## REGULAR COMMISSION MEETING

DECEMBER 9, 2025 MINUTES

---

he never expected to run for Port Commissioner, and it was Barb Carter who suggested that he consider running because of his alignment of projects with the Port. Commissioner Moak spent several years on Vista Field and stated that was why he decided to run. He believes he was elected because of his unbridled belief that Vista Field was the most important project in the area, and he would be a champion in the development. And for 12 years, Vista Field has been the most important project for him, and he is extremely proud to be associated with it. Commissioner Moak stated the Vista Field public charrette is one of the greatest events he has been associated with and he is extremely grateful to have been a part of it. Commissioner Moak is appreciative of Mr. Arntzen and the Commission, who gave him the opportunity to travel to Miami and see and feel Espanola Way, the Winwood District, the design district and Alys Beach, as well as attending several of the Congress of New Urbanism events and touch base with others who were inspired by New Urbanism. The whole vision and community behind Vista Field is just great and to be able to experience and bring that to the Commission was a valuable opportunity.

Commissioner Moak appreciates the voters of the City of Kennewick and the Port of Kennewick for allowing him to represent them and he is going to miss the people who have been a part of this organization; however, he knew it was time to go and is glad to see that Commissioner Elect Contreras Gonzalez will join the Commission.

Commissioner Moak expressed his concern for the reduced levy rate and how the Port would move forward if there were a recession. Additionally, he believes there are too many ports in the area and that economic development is a regional issue, not a local issue. The Port of Chelan-Douglas is a model of consolidation, and if two of the ports combined, he believes it would benefit the region. Of the three port districts, we are the largest, yet we are the smallest in terms of resources, and we need to focus on the future and plan.

Commissioner Moak is pleased with the partnerships we have developed and stated Mr. Arntzen, and staff have fostered working partnerships with the cities, the County and the CTUIR. For over ten years Commissioner Moak has been part of those relationships from a policy standpoint and is glad to have served the Port of Kennewick constituency. He will miss being here and looks forward to seeing great things from the Port of Kennewick and hopefully the completion of Vista Field.

Commissioner Novakovich thanked Commissioner Moak for his comments and stated parliamentary procedure allows for a 10-minute comment.

Commissioner Novakovich expressed his appreciation for the use of the Consent Agenda.

### PUBLIC COMMENTS

Cal Coie, Kennewick. Mr. Coie thanked Mr. Boehnke for his report on electrolysis and what other ports are doing and stated it is important to educate yourself on marina issues. Mr. Coie thanked Mr. Arntzen for backing Mr. Boehnke on these important items and stated the new instruments for electrolysis and stray currents are fantastic.

No further comments were made.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

DECEMBER 9, 2025 MINUTES

## PRESENTATION

### *A. Appreciation of Outgoing Commissioner Thomas Moak*

Mr. Arntzen presented a history of projects over Commissioner Moak's tenure as a Port Commissioner and thanked him for his service (*Exhibit C*).

Commissioner Novakovich thanked Commissioner Moak for his service as a Commissioner and for his crucial role on the Bridge to Bridge plan.

Commissioner Hohenberg thanked Commissioner Moak for all the years of public service with the City of Kennewick and the Port of Kennewick. Commissioner Hohenberg appreciated Commissioner Moak's insights and passion for what he has done over the years and from time to time, they had a difference of opinion, but in most cases, they aligned on the importance of what ports do and how we do it. Commissioner Hohenberg appreciates Commissioner Moak's willingness to do what is right for the citizens of the City of Kennewick, the Port of Kennewick and the state of Washington.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:03 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*

Signed by:



5D13B8E79C1A45F...

*Raul Contreras Gonzalez, Secretary*

## ***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.

RESOLUTION No. 2025-25  
Page 2

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

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

DocuSigned by:

By:

*Skip Novakovich*

0E53A30E1C8E442...

SKIP NOVAKOVICH, President

DocuSigned by:

By:

*Kenneth Hohenberg*

89F77EAC8921416...

KENNETH HOHENBERG, Vice President

DocuSigned by:

By:

*Thomas Moak*

A35176A2D2CD413...

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

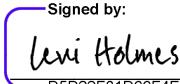
Approved: \_\_\_\_\_ Approved as to Form: \_\_\_\_\_

Nick Kooiker, Chief Financial Officer

Taedd Hume, Port Counsel

**PURCHASER:**

**BLUECHART, LLC, a Washington  
limited liability company**

Signed by:  
By:  \_\_\_\_\_  
Levi Holmes  
D5D22F01D66F4E8...  
Its: Member

DocuSigned by:  
By:  \_\_\_\_\_  
Benjamin Paulus  
C45E3ABEB8DD438...  
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
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Lisa Schumacher
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	350 Clover Island Drive
	Suite 200
	Kennewick, WA 99336
	lisa@portofkennewick.org
	IP Address: 71.94.216.214

## Record Tracking

Status: Original 11/26/2025 7:06:54 AM	Holder: Lisa Schumacher lisa@portofkennewick.org	Location: DocuSign
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Port of Kennewick	Location: DocuSign

## Signer Events

### Signature

### Timestamp



C45E9ABEB8DD438...

Signature Adoption: Drawn on Device  
Using IP Address: 50.191.22.193  
Signed using mobile

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

Resent: 12/1/2025 8:35:32 AM

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-b0b286c3ebb0

Signed by:



D5D22F01D66F4E8...

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@Chartwelland.com

Member

Security Level: Email, Account Authentication  
(None)



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

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

Carbon Copy Events	Status	Timestamp
<b>Electronic Record and Signature Disclosure:</b> Accepted: 6/3/2024 7:19:57 AM ID: 65ef97ed-bec7-4088-9229-55afaf4f5b8		
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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
<b>Electronic Record and Signature Disclosure</b>		

## **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.

RESOLUTION No. 2025-26  
Page 2

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

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

DocuSigned by:

By:

*Skip Novakovich*

0E53A30E1C8E442...

SKIP NOVAKOVICH, President

DocuSigned by:

By:

*Kenneth Hohenberg*

89F77EAC8921416...

KENNETH HOHENBERG, Vice President

DocuSigned by:

By:

*Thomas Moak*

A35176A2D2CD413...

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:   
\_\_\_\_\_  
Vatik Dulo  
F897E87CB1204A2...

Its: \_\_\_\_\_ Owner \_\_\_\_\_

By:   
\_\_\_\_\_  
Ryan Foster  
281EEA2541244A0...

Its: \_\_\_\_\_ Owner \_\_\_\_\_

## ~~ACKNOWLEDGEMENTS~~

~~State of Washington~~ )  
~~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: \_\_\_\_\_~~

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
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
EnvelopeD Stamping: Enabled	Lisa Schumacher
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	350 Clover Island Drive
	Suite 200
	Kennewick, WA 99336
	lisa@portofkennewick.org
	IP Address: 71.94.216.214

## Record Tracking

Status: Original 11/19/2025 10:49:53 AM	Holder: Lisa Schumacher lisa@portofkennewick.org	Location: DocuSign
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Port of Kennewick	Location: DocuSign

## Signer Events

### Signature

### Timestamp

Ryan Foster fanhold@icloud.com Owner Security Level: Email, Account Authentication (None)	 Signed by: 281EEA2541244A0...	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...	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
Envelope Summary Events	Status	Timestamps
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
Electronic Record and Signature Disclosure		

## **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 100<sup>th</sup> 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 100<sup>th</sup> 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 9<sup>th</sup> day of December, 2025.

#### **PORT OF KENNEWICK BOARD OF COMMISSIONERS**

DocuSigned by:

By:

*Skip Novakovich*

0E53A30E1C8E442...

**SKIP NOVAKOVICH, President**

DocuSigned by:

By:

*Kenneth Hohenberg*

89F77EAC8921416...

**KENNETH HOHENBERG, Vice President**

DocuSigned by:

By:

*Thomas Moak*

A35176A2D2CD413...

**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.

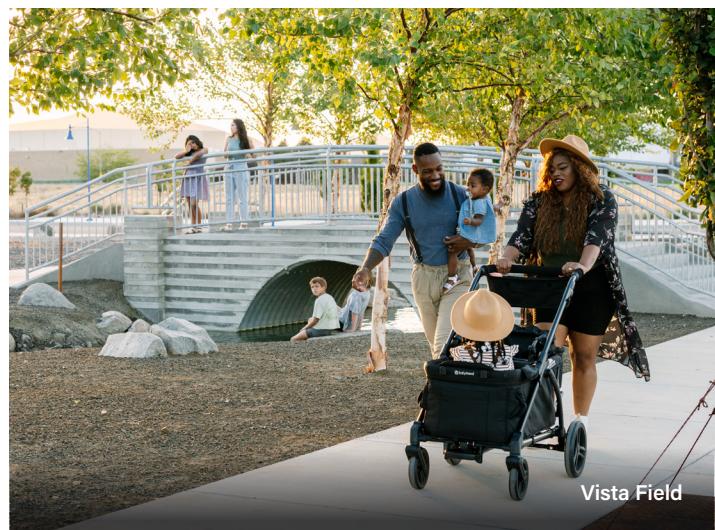
What started as a district encompassing 5 square miles, fostering waterfront commerce in downtown Kennewick soon expanded to 485 square miles by citizen vote in 1954 to include Richland (south of the Yakima River), West Richland, a small portion of Benton City and the eastern third of Benton County.

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



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](http://PortofKennewick.org/History)



# 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, "Wiyákuktpa" (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 Weyîletpuu (Cayuse people), Imatalamâma (Umatilla people) and Walúulapam (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 Tamástslikt 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 nči-Wána (Columbia River).



# 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 Tamástslikt Cultural Institute board, expressed appreciation on behalf of the Port for the Tribes' continued 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



"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*



# 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



# 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

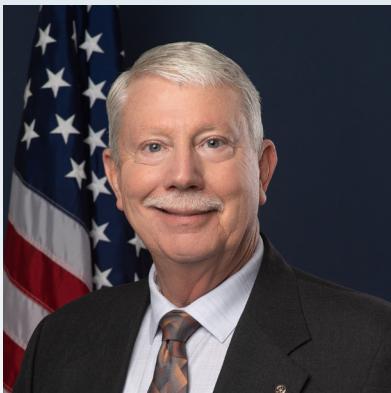


# PORT LEADERSHIP 2016-2025

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."

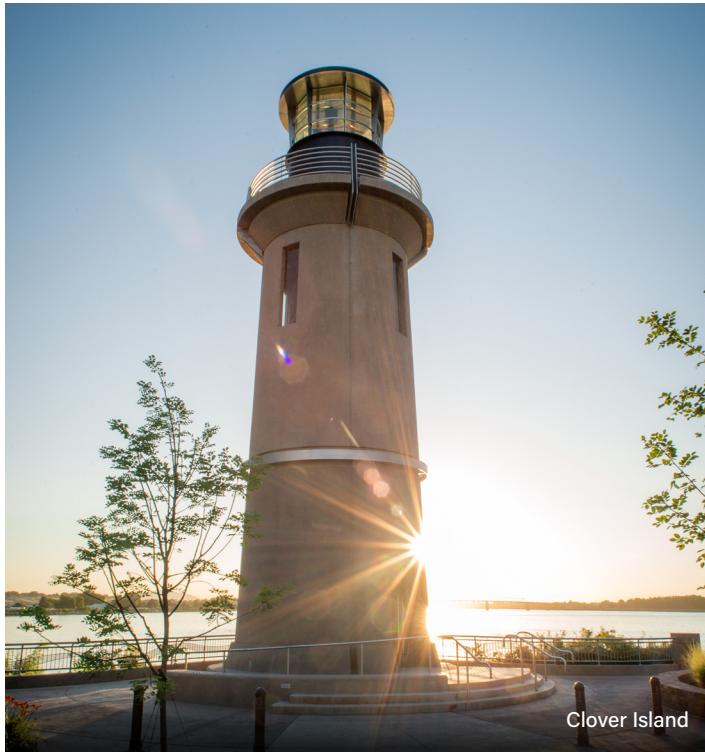
*Tim Arntzen, Port CEO*

## LOOKING AHEAD



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](http://PortofKennewick.org) and [VistaField.com](http://VistaField.com)





**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



# 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.

## Cause of Stray Current

- Faulty wiring on vessels
- Incorrect shore power connections
- Corroded or damaged marina electrical systems



# 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

## Risks & Effects

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



# 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:

- Amprobe 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

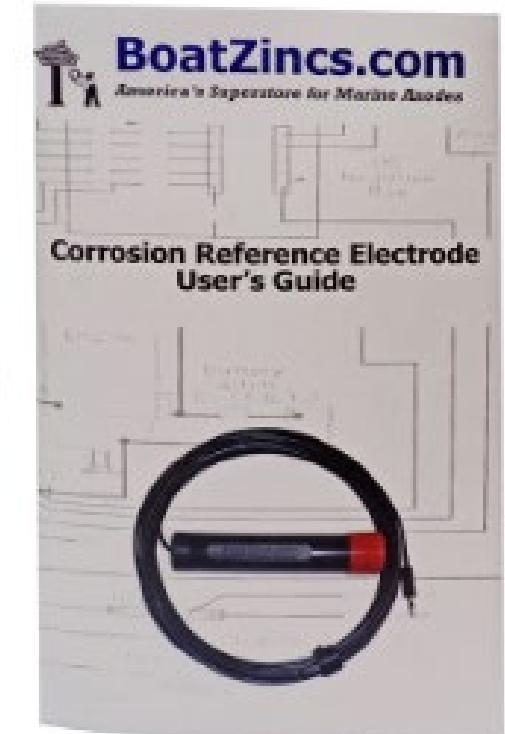
The RPEX-25 Reference Probe Extension is a 25' test lead extension designed for use with the RP-2 Zinc Reference Probe. Custom test lead extensions can also be ordered.



# Port of Camas -

---

Corrosion Reference  
Electrode (CRE)



## Device Examples

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



Floating Current  
Detection Device



# Best Practices Learned

REGULAR DOCK  
ELECTRICAL  
INSPECTIONS

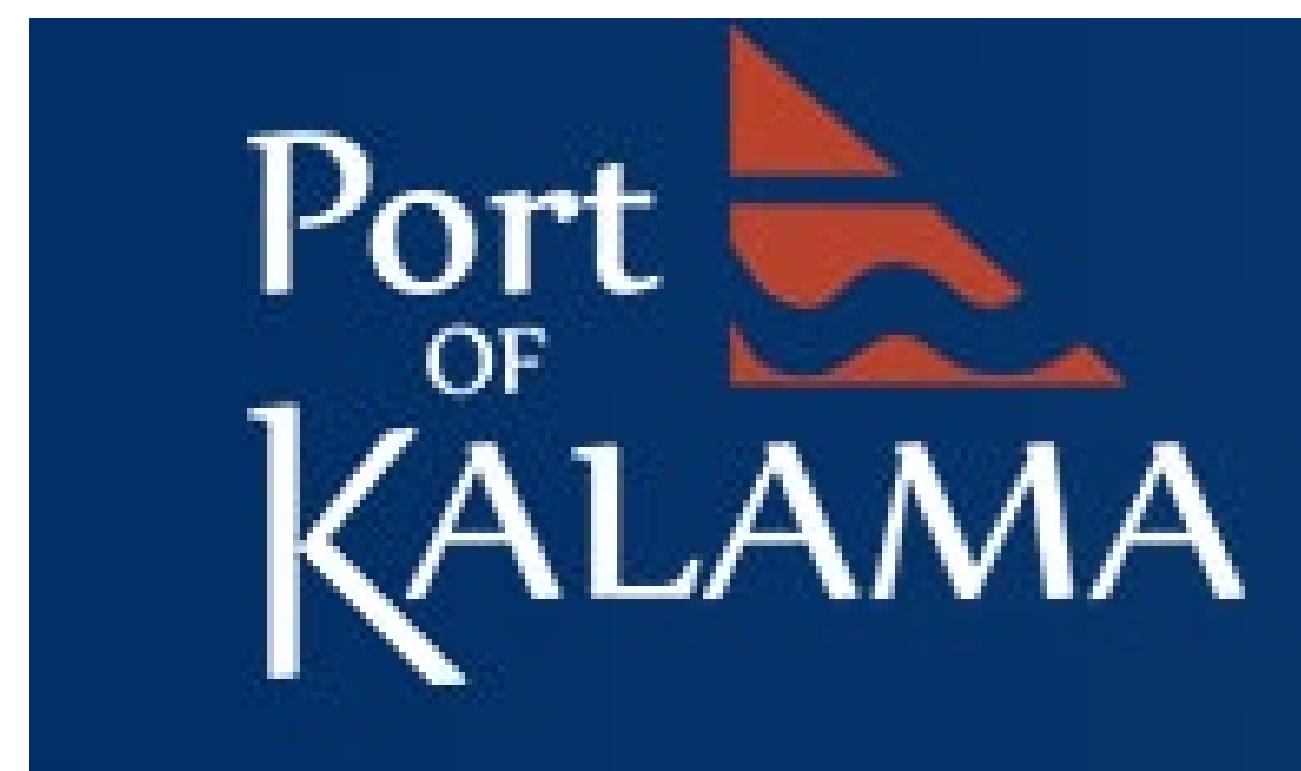
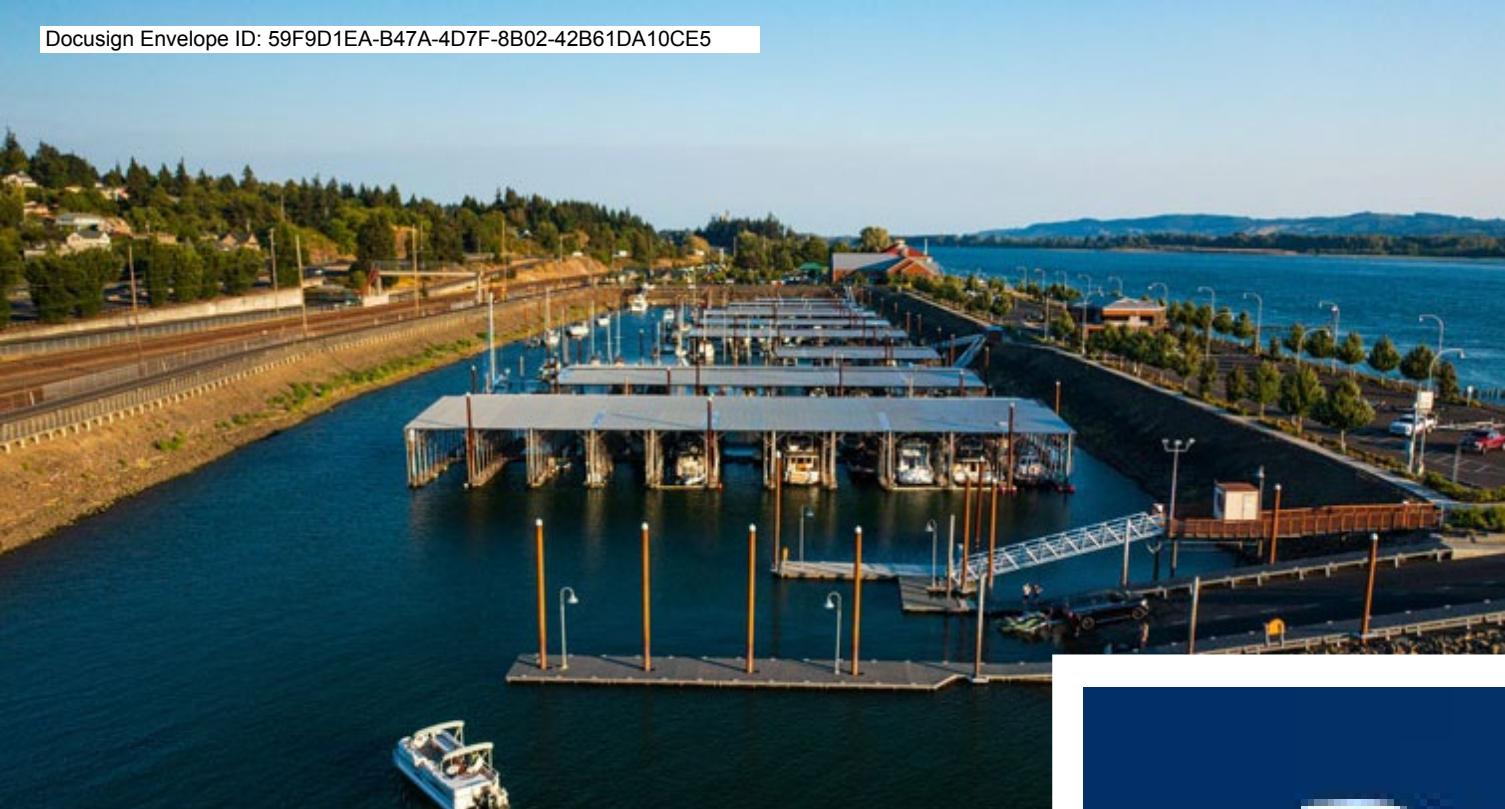
ENCOURAGING  
BOATERS TO  
CHECK ONBOARD  
WIRING

USING PROPER  
BONDING AND  
GROUNDING

## 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.









# Darin Sampson

Director of Project  
Management / Operations

(360) 673-2325



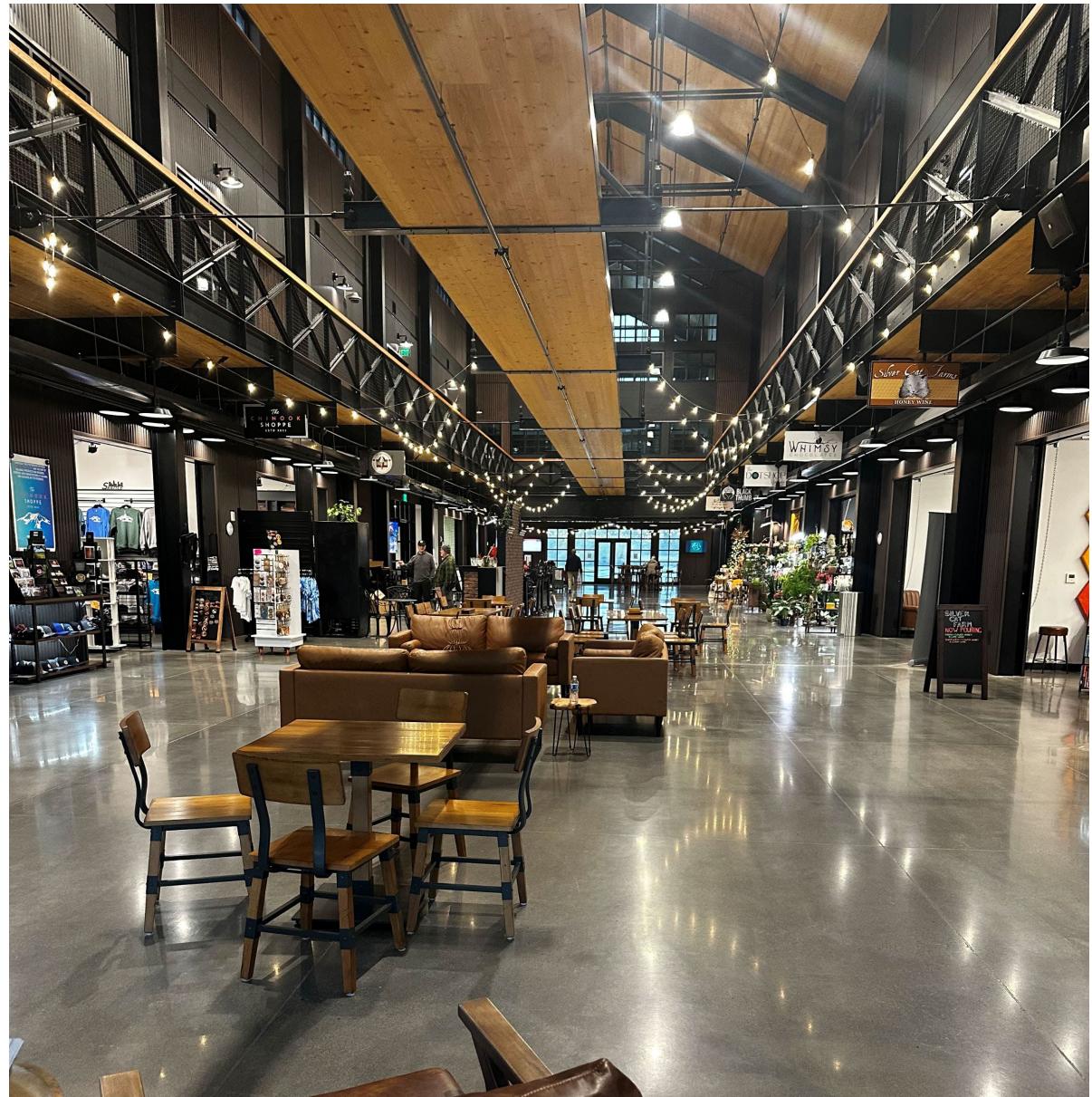












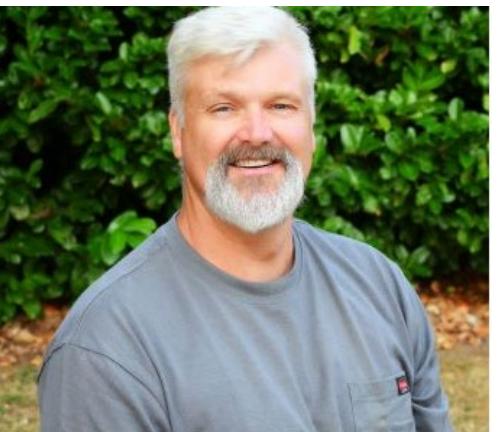












Shane Emerson

*Harbormaster*



Eric Plantenberg

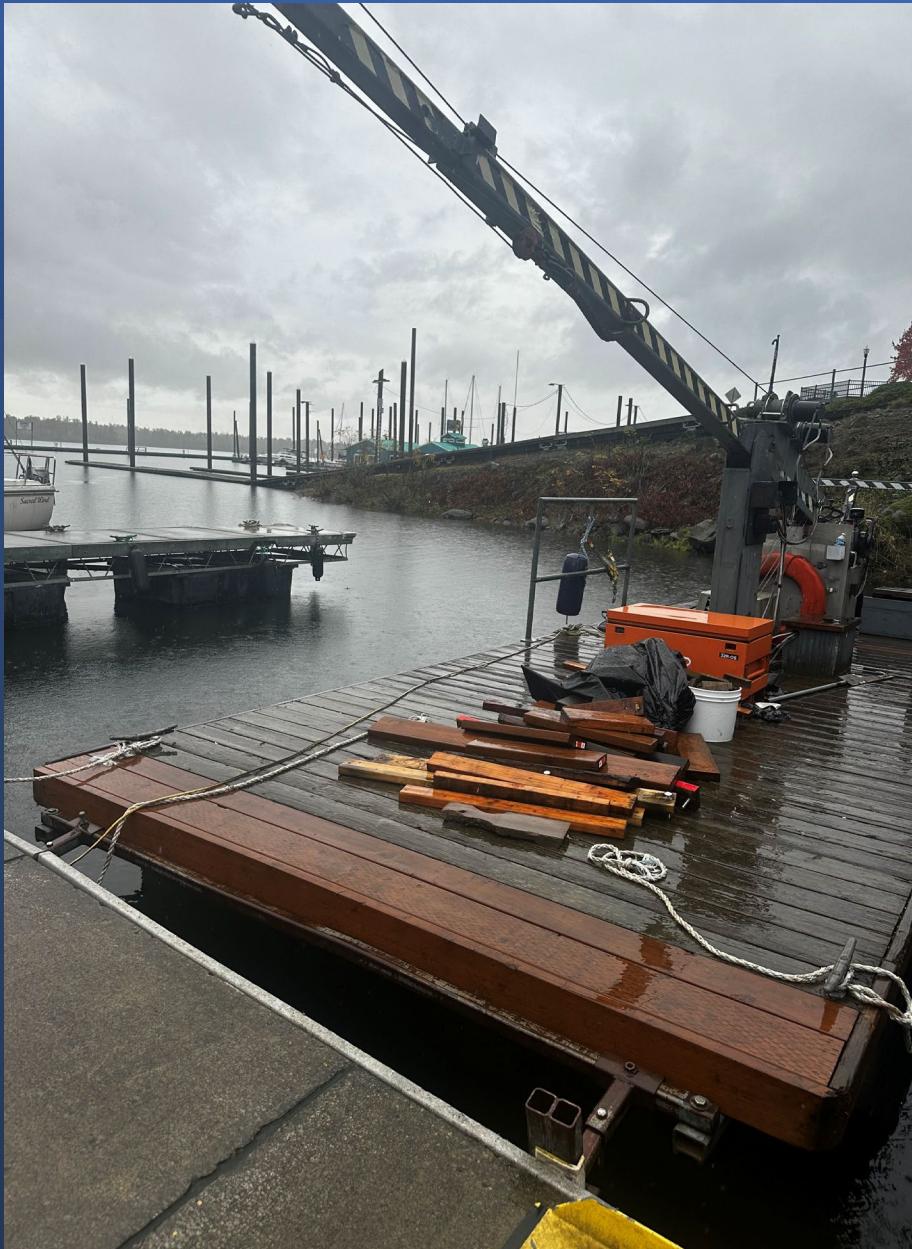
*Director of Facilities*





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





**THANK YOU**



# **Commissioner Thomas Moak**

## **2014-2025**

Representing District 2 Citizens Since 2014



EXHIBIT C

# 4 Commercial Kennewick Parcels

Located in the heart of the Kennewick's Southridge District, these parcels are ripe for development in a fast growing residential neighborhood. Conveniently located near the intersection of Interstate 82 and Highway 395, and the new Bob Olson Parkway.

Zoned Community Commercial District, potential uses include medical, residential, restaurants, hotels, entertainment, retail and more.



**AUCTION: NOVEMBER 15 @ 11AM**

At the Musser Auction Facility  
3125 Rickenbacker Drive, Pasco, WA 99301

**Musser Bros.**  
AUCTIONS AND REAL ESTATE

**bidtricities.com**  
**509.416.6060**



EXHIBIT C

**November 10, 2014**

5:00p to 8:00p    Opening Presentation &  
Pattern Language Review

**November 12, 2014**

9:00a to 10:30a    Regional Context & Impacts  
11:00a to 12:00noon    Transportation & Infrastructure  
1:00p to 2:30p    Development Program  
& Mix of Uses  
3:00p to 5:00p    Public Open Space & Public Art  
5:00p to 7:00p    Design Walk-Through



COMMISSION MEETINGS AUDIO

Powered by **AVCapture**

Search

Past Today Upcoming











EXHIBIT C





Governor's Heritage Award in 2018



**Thank You  
Commissioner Moak!**