



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 7th Avenue, which is currently leased by Wes Meares; however, Mr. Meares owns the buildings located on the property. Mr. Meares 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 7th 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 7th 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 100th 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:

Raul Contreras Gonzalez

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***

By: 
0E53A30E1C8E442...

SKIP NOVAKOVICH, President

By: 
89F77EAC8921416...

KENNETH HOHENBERG, Vice President

By: 
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:

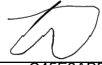
Nick Kooiker, Chief Financial Officer

Taud Hume, Port Counsel

PURCHASER:

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

Signed by:
By:  _____
D5D22F01D66F4E8...
Levi Holmes
Its: Member

DocuSigned by:
By:  _____
C45E3ABEB8DD438...
Benjamin Paulus
Its: Member



Certificate Of Completion

Envelope Id: C4AB1F3E-D9BD-41AD-A76F-01A469A2E96B

Subject: Complete with Docusign: BlueChart - THIRD Amendment to PSA (BlueChart)(v.11.17.25).pdf

Source Envelope:

Document Pages: 3

Certificate Pages: 5

AutoNav: Enabled

Envelopeld Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:

Lisa Schumacher

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

Security Appliance Status: Connected

Storage Appliance Status: Connected

Holder: Lisa Schumacher

lisa@portofkennewick.org

Pool: StateLocal

Pool: Port of Kennewick

Location: DocuSign

Location: Docusign

Signer Events

Benjamin Paulus

ben@bluefern.com

Manager

Bullfrog Flats LLC

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:



C45E3ABEB8DD438...

Signature Adoption: Drawn on Device

Using IP Address: 50.191.22.193

Signed using mobile

Timestamp

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-b0b286c3ebbb0

Levi Holmes

Levi@Chartwellland.com

Security Level: Email, Account Authentication (None)

Signature

Signed by:



D5D22F01D06F4E8...

Signature Adoption: Pre-selected Style

Using IP Address: 24.113.199.27

Signed using mobile

Timestamp

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

Editor Delivery Events

Agent Delivery Events

Intermediary Delivery Events

Certified Delivery Events

Carbon Copy Events

Crystal Sasso

Crystal@Chartwellland.com

Member

Security Level: Email, Account Authentication (None)

Status

COPIED

Timestamp

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

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

Carbon Copy Events	Status	Timestamp
Electronic Record and Signature Disclosure: Accepted: 6/3/2024 7:19:57 AM ID: 65ef97ed-bec7-4088-9229-55afafc4f5b8		

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
Electronic Record and Signature Disclosure		

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

By: DocuSigned by:
Skip Novakovich
0E53A30E1C8E442...

SKIP NOVAKOVICH, President

By: DocuSigned by:
Kenneth Hohenberg
89F77EAC8921416...

KENNETH HOHENBERG, Vice President

By: DocuSigned 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:

Signed by:



F897E87CB1204A2...

Vatik Dulo

Its: _____ Owner _____

By:

Signed by:



281FEA2541244A0...

Ryan Foster

Its: _____ Owner _____

ACKNOWLEDGEMENTS

~~State of Washington)~~
~~)ss~~
~~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: _____~~

~~State of Washington)~~
~~)ss~~
~~County of _____)~~

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

Record Tracking

Status: Original	Holder: Lisa Schumacher	Location: DocuSign
11/19/2025 10:49:53 AM	lisa@portofkennewick.org	
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)	<div>Signed by:  281EEA2541244A0...</div> <div>Signature Adoption: Drawn on Device Using IP Address: 2607:fb90:3395:dc09:69e9:5082:3bd5:b836 Signed using mobile</div>	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 vatic.akulagroup@gmail.com Owner Vatik Dulo Security Level: Email, Account Authentication (None)	<div>Signed by:  F897E87CB1204A2...</div> <div>Signature Adoption: Pre-selected Style Using IP Address: 2607:fb90:3395:e7f4:9c77:7d5:e282:b28e Signed using mobile</div>	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 100th 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 100th 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 9th day of December, 2025.


PORT OF KENNEWICK BOARD OF COMMISSIONERS

By: 
0E53A30E1C8E442...

SKIP NOVAKOVICH, *President*

By: 
89F77EAC8921416...

KENNETH HOHENBERG, *Vice President*

By: 
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.



Clover Island

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



Columbia Gardens



Vista Field

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, “Wiyákuḱṭpa” (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 re-connect 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 Weyíletpuu (Cayuse people), Imatalamłáma (Umatilla people) and Walúlapam (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 Tamáststlikt 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 nčǵ-Wána (Columbia River).



"Wiyákuktpa" (The Gathering Place) art installation



Clover Island West Causeway restoration blessing ceremony



Clover Island boat launch reopening

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 Tamástslíkt 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



"Wiyákuktpa" (The Gathering Place) artwork dedication



"Wiyákuktpa" (The Gathering Place) artwork dedication



2024 Governor's Smart Partnerships Award for Clover Island



Vista Field phase one grand opening celebration



2024 Governor's Smart Partnerships Award for Clover Island

"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



2024 Governor's Smart Partnerships Award for Clover Island



"Wiyákuktpa" (The Gathering Place) artwork dedication

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



Clover Island north shoreline restoration celebration event



2024 Governor's Smart Partnerships Award for Clover Island



Clover Island West Causeway restoration blessing ceremony



Clover Island Lighthouse celebration event



Tamástslikt Cultural Institute staff training on Clover Island



"Wiyákúktpa" (The Gathering Place) artwork dedication

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

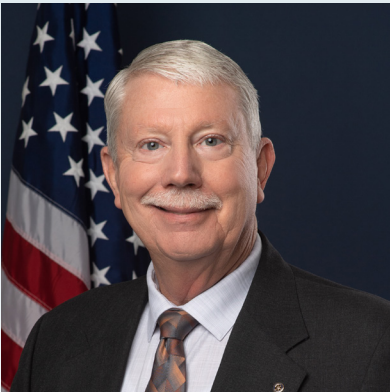


PORT LEADERSHIP 2016-2025

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 and 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





COLUMBIA GARDENS WINE & ARTISAN VILLAGE

PLAN

CATALYST

INVESTMENT

PARTNERS

ART

VIBRANCY

ADAPT

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:

- > Ampprobe 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.



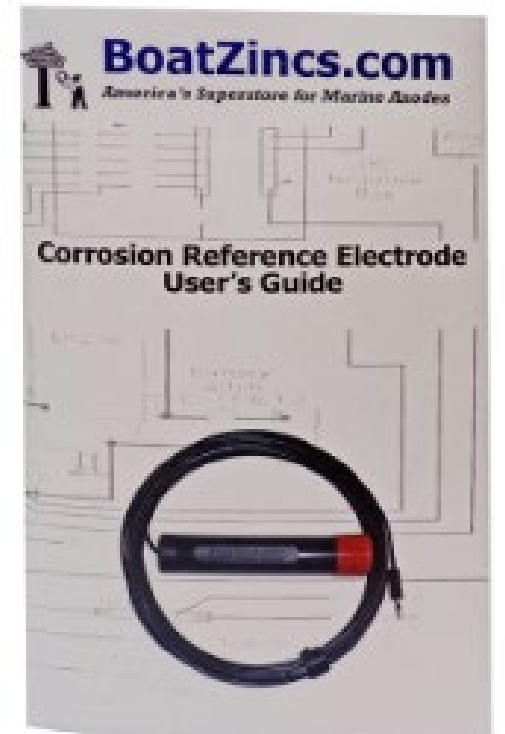
RPEX-25 Reference Probe Extension – 25' Long

The REPEX-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









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 Parcels Trios Hospital

Walmart
Starbucks
Home Depot
Walgreen
McDonalds

Zoned Community Commercial District

AUCTION: NOVEMBER 15 @ 11AM

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

Musser Bros.
AUCTIONS AND REAL ESTATE

bidtricity.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
10:30a to 12:00noon Transportation & Infrastructure
12:00p to 2:30p Development Program
& Mix of Uses
2:30p to 5:00p Public Open Space & Public Art
5:00p Design Walk-Through



COMMISSION MEETINGS AUDIO

Powered by
 **AV**Capture

Past Today Upcoming



EXHIBIT C











VISTAFIELD



EXHIBIT C



EXHIBIT C



VISTAFIELD

PHASE 1

PARCELS FOR SALE

- Shovel-Ready
- Urban Mixed-Use Zoning
- Commercial, Residential, Live-Work
- Water, Sewer, Electricity, Natural Gas, Broadband
- Federal Opportunity Zone

VistaField.com
509.586.1186

Map: A map showing the layout of the development with several parcels labeled 'SOLD' and others labeled 'OTBS' (Other Than Best Use).



Governor's Heritage Award in 2018

A large fountain in the foreground sprays water into the air, creating a dynamic focal point. The water droplets are illuminated by the warm, golden light of the setting sun. In the background, a city skyline is visible, including a large stadium-like building and several tall towers. The sun is positioned low on the horizon, casting a long, bright glow across the sky and reflecting on the water. The overall scene is bathed in a warm, orange-gold light, suggesting a late afternoon or early evening setting. The bottom of the image features a white, torn-paper-like border.

**Thank You
Commissioner Moak!**