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To participate by telephone, please call in at: 1-866-899-4679 Access Code: 369-130-165

Or, join on-line at the following link: <https://meet.goto.com/369130165>

## **AGENDA**

***Port of Kennewick  
Regular Commission Business Meeting  
Port of Kennewick Commission Chambers and via GoToMeeting  
350 Clover Island Drive, Suite 200, Kennewick Washington***

May 26, 2026  
2:00 p.m.

- I. CALL TO ORDER**
- II. ANNOUNCEMENTS AND ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. PUBLIC COMMENT** *(Please state your name and city of residence for the public record)*
- V. CONSENT AGENDA**
  - A. Approval of Direct Deposit and ePayments May 15, 2026
  - B. Approval of Warrant Register Dated May 26, 2026
  - C. Approval of Regular Commission Meeting Minutes May 12, 2026
- VI. ACTION ITEM**
  - A. Mid-Columbia Children's Museum Request For Proposals Response (**TIM**)
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. CEO Report (if needed) (**TIM**)
  - B. Commission Meetings (formal and informal meetings with groups or individuals)
  - C. Non-Scheduled Items  
**LISA/BRIDGETTE/ROCHELLE/NICK/LARRY/AMBER/MICHAEL/DAVID/CAROLYN/TIM/RAUL/SKIP/KEN**
- VIII. PUBLIC COMMENT** *(Please state your name and city of residence for the public record)*
- IX. ADJOURNMENT**

***PLEASE SILENCE ALL NOISE MAKING DEVICES***



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

**DRAFT**

**MAY 12, 2026 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 Vice 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:** Kenneth Hohenberg, President (via telephone)  
Skip Novakovich, Vice President (via telephone)  
Raul Contreras Gonzalez, Secretary

**Staff Members:** Tim Arntzen, 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  
Rochelle Olson, Director of Governmental Affairs  
Lisa Schumacher, Special Projects Coordinator  
David Phongsa, Marketing/Capital Projects Coordinator (via telephone)  
Carolyn Lake, Port Counsel (via telephone)

## **PLEDGE OF ALLEGIANCE**

Commissioner Contreras Gonzalez led the Pledge of Allegiance.

## **PUBLIC COMMENT**

Alicia Cullison, Richland. Ms. Cullison, of Emerald Spark Events, announced that the Clover Island Concert Series starts May 27<sup>th</sup>, 2026. The concert series will include sixteen free shows on Wednesdays and four shows on Sunday (ticketed events). This year, the concert series are sponsored by STCU and the events will feature an assortment of vendors and food trucks. For more information on the series, please visit <https://emeraldsparkevents.com/cics26>.

No further comments were made.

## **CONSENT AGENDA**

- A. Approval of Direct Deposit and E-Payments Dated May 1, 2026**  
Direct Deposit and E-Payments totaling \$111,383.49
- B. Approval of Warrant Register Dated May 12, 2026**  
Expense Fund Voucher Number 107887 through 107976 for a grand total of \$417,663.52
- C. Approval of Regular Commission Meeting Minutes April 28, 2026**

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

MAY 12, 2026 MINUTES

**DRAFT**

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***D. Approval of Resolution 2026-09: Esteem Wireless and GeoProfessional Innovation Lease Bond Waiver***

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

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

***A. Kennewick Waterfront***

***1. Food Truck Fest***

Mr. Phongsang reported on Food Truck Fest, the first event of the season at Columbia Gardens (*Exhibit A*). The next event at Columbia Gardens is a pet adoption, which is scheduled for June 27<sup>th</sup>, 2026 from 10:00 am to 2:00 pm.

***2. The Exchange Artwork Update***

Mr. Boehnke reported that the grandson for “*The Exchange*” artwork has been repaired and reinstalled at The Gathering Place (*Exhibit B*). Mr. Norman, an artist who worked on the original piece, was able to repair and reinforce the tulle. Additionally, Mr. Norman trained the maintenance staff on proper cleaning of the bronzed artwork on the island.

***B. Powwow Discussion***

Commissioner Novakovich has been working with Fred Hill, former CTUIR Board Member, on holding a potential Powwow in the Tri-Cities. Commissioner Novakovich would like to see the Port offer support to the Confederated Tribes of the Umatilla Indian Reservation on this endeavor and stated Mr. Hill would like to include the Yakima Nation. Commissioner Novakovich recently met someone who is involved with the Yakima Nation, and they are excited about assisting as well. Commissioner Novakovich stated our support would show the CTUIR that we value our partnership (*Exhibit C*). Commissioner Novakovich inquired if the Commission is supportive of Mr. Arntzen moving forward.

Commissioner Hohenberg stated he is supportive but is worried we might offend someone.

Commissioner Novakovich stated the CTUIR and the Yakima Nation would be involved, and the Port would lend support and make necessary introductions. Commissioner Novakovich stressed the event would not be put on by the Port.

Commissioner Contreras is supportive of the idea with the understanding that the CTUIR is planning the event and Port only staff plays a supporting role. Additionally, he expressed his concern about possible appropriation, and that the Port remains a supportive partner to the CTUIR. Commissioner Contreras stressed he is supportive, if the Port is a partner, not an event coordinator.

Commissioner Novakovich stated that the intent is for Fred Hill to coordinate the event.

Mr. Arntzen reiterated Commission comments and stated there is general support to move forward, with the caveat that logistics will be up to the CTUIR and the Port will operate as an advertising

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

MAY 12, 2026 MINUTES

**DRAFT**

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sponsor/partner. Mr. Arntzen stated the Port could utilize the opportunity fund for sponsorship. Mr. Arntzen will report back at a later date.

*It is the Consensus of the Commission for Mr. Arntzen to move forward with a potential partnership with the CTUIR on a 2027 Tri-Cities Powwow.*

## **C. CEO Report**

Mr. Arntzen has nothing to report today.

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

Commissioners reported on their respective committee meetings.

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

Mr. Kooker stated the 2025 financial statements have been filed with the State Auditor's Office.

Commissioner Novakovich recently attended two award ceremonies for the Reserve Organization of America. Commissioner Novakovich presented an award to Cadet Yoland Romas of Kennewick High School and Cadet Blake Owen Duncan of Hanford High School.

## **PUBLIC COMMENTS**

Tom Moak, Kennewick. Mr. Moak believes the Powwow is a great idea, especially if the CTUIR and Yakima Nation take the major lead and he expressed his concern about Port staff getting too involved and the impact on other Port projects. Mr. Moak stated the Port has an opportunity to be a guide within the Tri-Cities to the CTUIR and Yakima Nation.

No further comments were made.

*Commissioner Novakovich recessed the Regular Commission Meeting at 2:33 p.m.*

Commissioner Novakovich stated at this time, the Port Commission will recess to Executive Session as allowed by law, to discuss Potential Litigation, pursuant to RCW 42.30.110 (1)(i)(iii) One matter related to the legal and financial risk of a proposed action that the agency has identified when public discussion of the legal risks is likely to result in an adverse legal or financial consequence to the agency.

A decision will be made in executive session, and action will be taken at the public portion of the meeting afterwards as a result of the executive session. The executive session will last approximately 35 minutes. This will allow time to disconnect and reconnect to the virtual meetings. Commissioner Novakovich asked the public to notify Port staff if they will return after the executive session so staff can advise if the session concludes early.

*Commissioner Novakovich convened the meeting into Executive Session at 2:34 p.m. for approximately 35 minutes.*

**PORT OF KENNEWICK  
REGULAR COMMISSION MEETING**

**MAY 12, 2026 MINUTES**

**DRAFT**

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**EXECUTIVE SESSION (2:34)**

RCW 42.30.110 (1) (c) and RCW 42.30.110 (1) (i)

*Mr. Phongsa extended the Executive Session for an additional 20 minutes at 3:04 p.m.*

*Mr. Phongsa extended the Executive Session for an additional 15 minutes at 3:24 p.m.*

*Commissioner Novakovich adjourned the Executive Session at 3:34 p.m.*

*Commissioner Novakovich reconvened Regular Commission Meeting at 3:39 p.m.*

***MOTION:*** *Commissioner Contreras Gonzalez moved that the Port Chief Executive Officer take no action regarding insurance coverage for incurred legal expenses related to the discovery of PFAS at Vista Field; and that all action by port officers and employees in furtherance hereof is ratified and approved; and further, the Port Chief Executive Officer is authorized to take all action necessary in furtherance hereof; Commissioner Novakovich seconded.*

**PUBLIC COMMENTS**

No further comments were made.

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

**ADJOURNMENT**

With no further business to bring before the Board; the meeting was adjourned at 3:41 p.m.

**APPROVED:**

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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*Kenneth Hohenberg, President*

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*Skip Novakovich, Vice President*

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*Raul Contreras Gonzalez, Secretary*

**PORT OF KENNEWICK**

**Resolution No. 2026-09**

***A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PORT OF KENNEWICK APPROVING  
LEASE BOND WAIVERS FOR ESTEEM AND  
GEO PROFESSIONAL INOVATION***

**WHEREAS**, the Port of Kennewick (Port) is allowed by RCW 53.08.085 to obtain Port Commission waiver of the one-year rental security requirement if Commission deems necessary; and

**WHEREAS**, the Port has two leases, Electronic Systems Technology (ESTEEM) and Geo Professional Innovation, which were signed under the CEO delegation of authority, and

**WHEREAS**, industry standard and Port’s standard deposit on file for tenants is typically two months’ rent and the purpose of rental security is to ensure recovery of rent payment in the event the tenant is late. Both tenants are in good standing with the Port and have excellent payment history with many occasions where rent has been paid in advance; and

**WHEREAS**, this waiver of accepting a one-year lease rental security is strictly limited to the rent security requirement of the above mentioned leases and does not affect any other requirements or terms of Port leases; and


**WHEREAS**, this policy may be rescinded or amended at any time and original lease requirements may be reinstated.


**WHEREAS**, after consideration of the attached lease agreement, the Port Commission has determined that the waiver is proper.

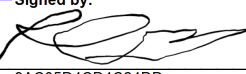
**NOW THEREFORE, BE IT HEREBY RESOLVED** that the Port of Kennewick Commissioners hereby waives the one-year rental security requirement as per RCW 53.08.085 for Geo Professional and EST lease. In exchange the Port will accept a minimum two months’ rent deposit already on file with the Port as rental security.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 12<sup>th</sup> day of May, 2026.

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

By:   
DocuSigned by:  
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Kenneth Hohenberg, President

By:   
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Skip Novakovich, Vice President

By:   
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Raul Contreras Gonzalez, Secretary



# Food Truck Fest

Columbia Gardens Artisan Village  
May 3, 2026





# About the Event

Guacamole Contest



Food Specials



Menu Variety



Inclusive Options



We hosted our very first Food Truck Fest where the event was all about food! We supported our six food truck tenants & invited more food vendors to join. We welcomed local food trucks, pop-up vendors, & all food-related vendors. Brandi Dayton Art, Wheat Head on the Water, , Bartholomew and Monarcha Winery were all open for business.

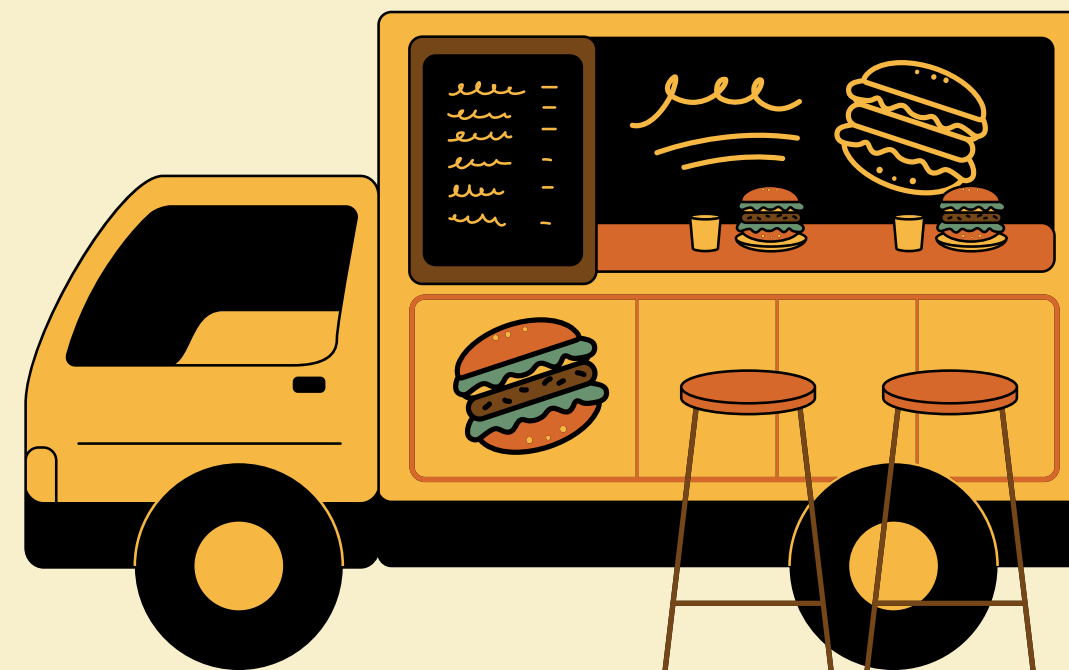




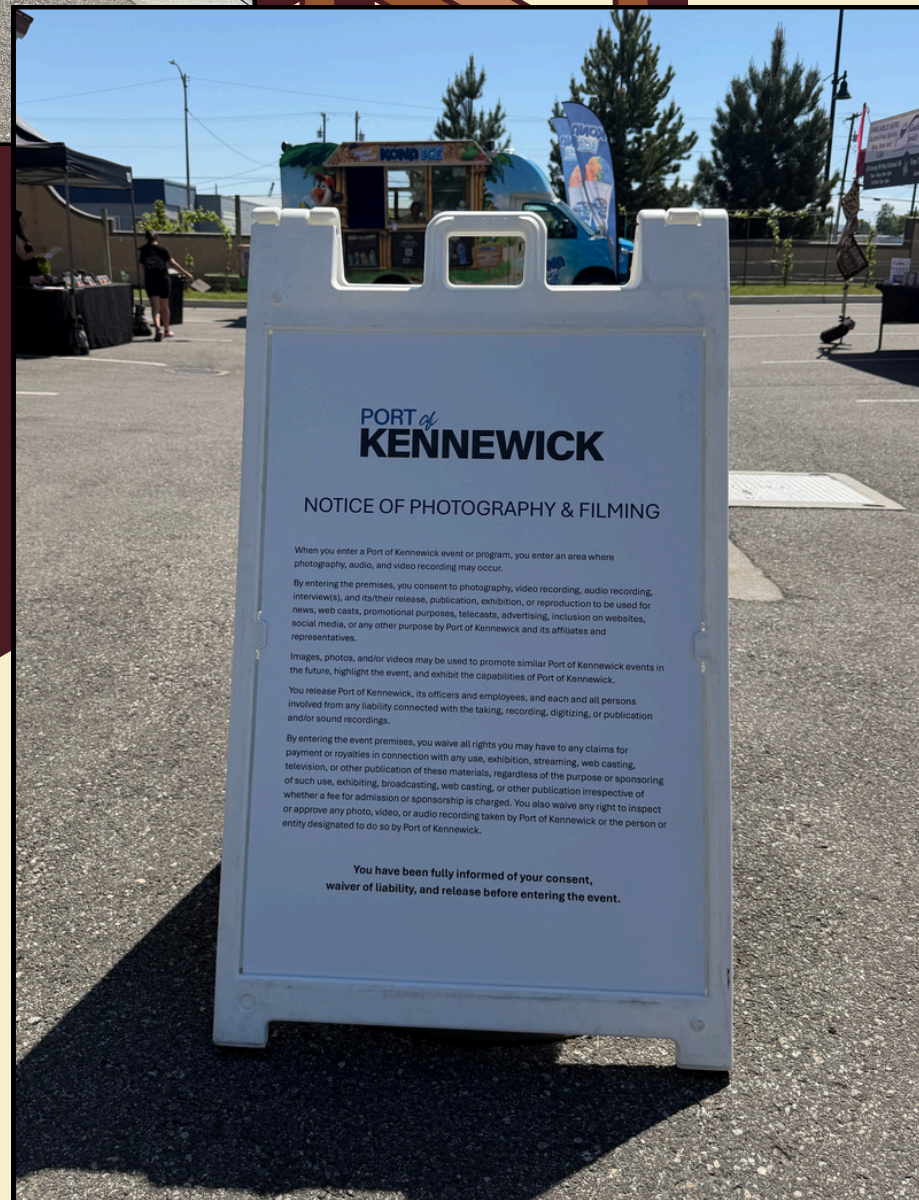
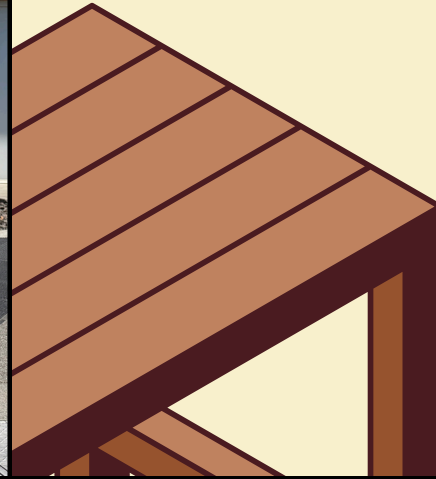


# Local Vendors

Local food trucks were invited as well as any food-related vendors. Our pop-up vendors included O’Rothlain Pub and Grille, Vieyra’s Mac and More, Aub’s Bananza Bread, Kona Ice of Tri-Cities, Kindred Spirits, Marzipan Patisserie, and Voodoo Signature Spices & Sauces.







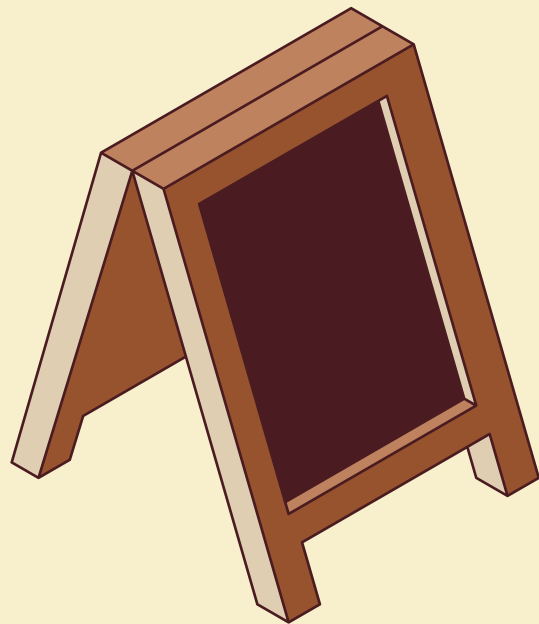
# Event Planning

Layout Design ↗

Permits & Licenses ↗

BFHD Standards ↗

Notice of Photography ↗





# Customer Experience

All of our events are FREE for the community, FREE for the vendors, inclusive and open to all. Our events are usually family-friendly with meant to create vibrancy at Columbia Gardens Artisan Village. We partner with local organizations such as Visit Tri-Cities and Historic Downtown Kennewick Partnership for promoting the events beforehand.

Seating Areas



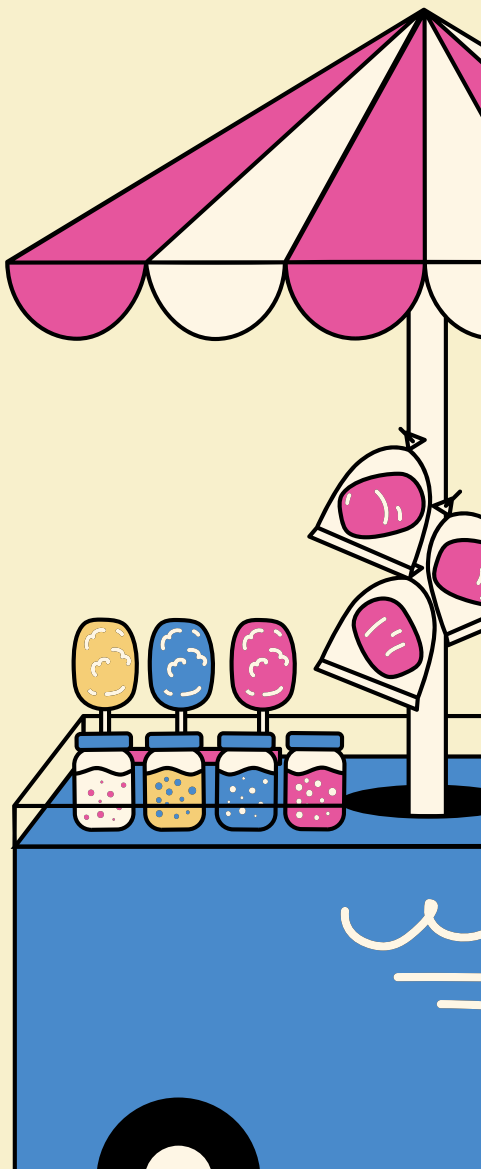
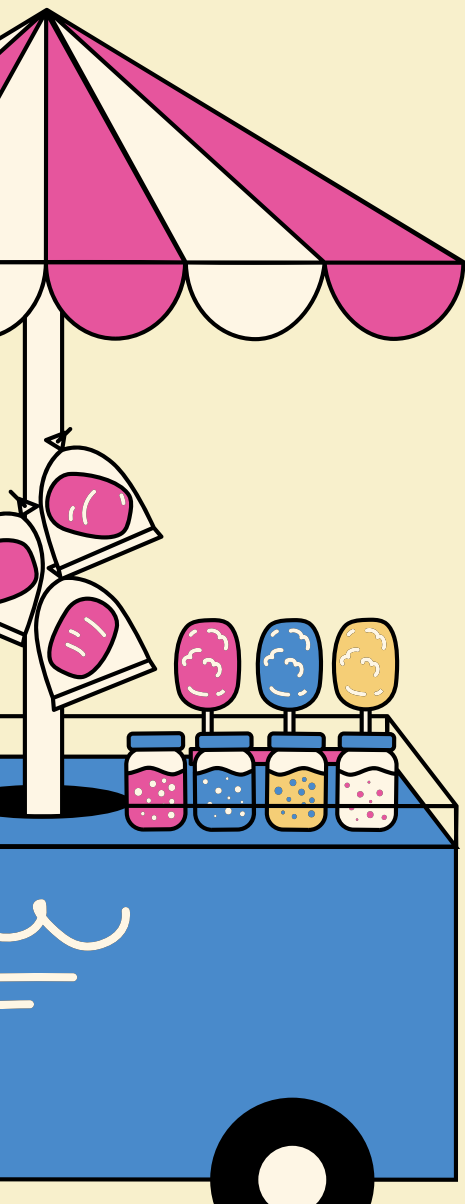
Live Music



Live Painting



Beer Bar & Wineries

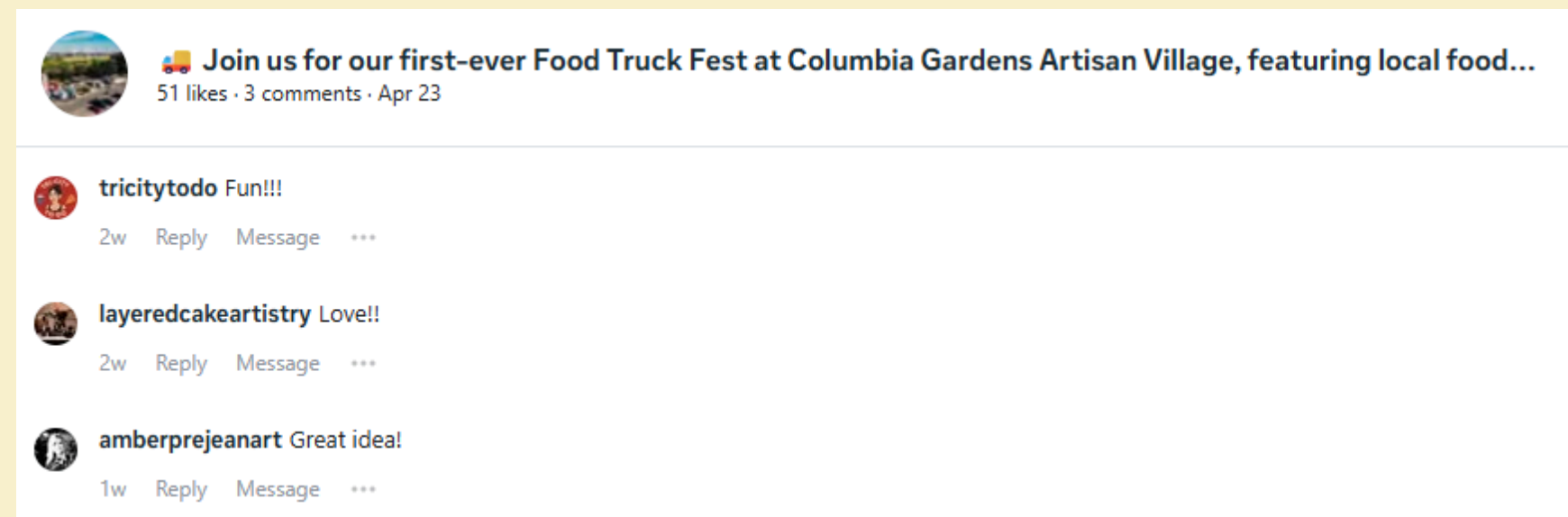
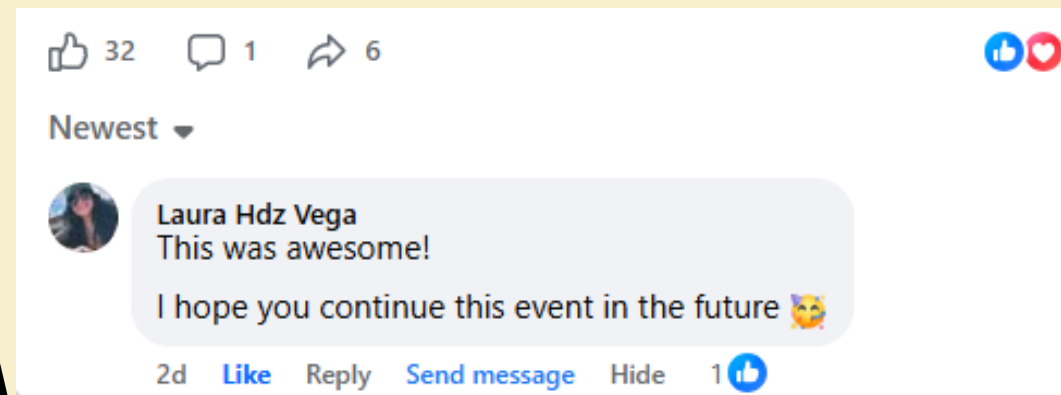
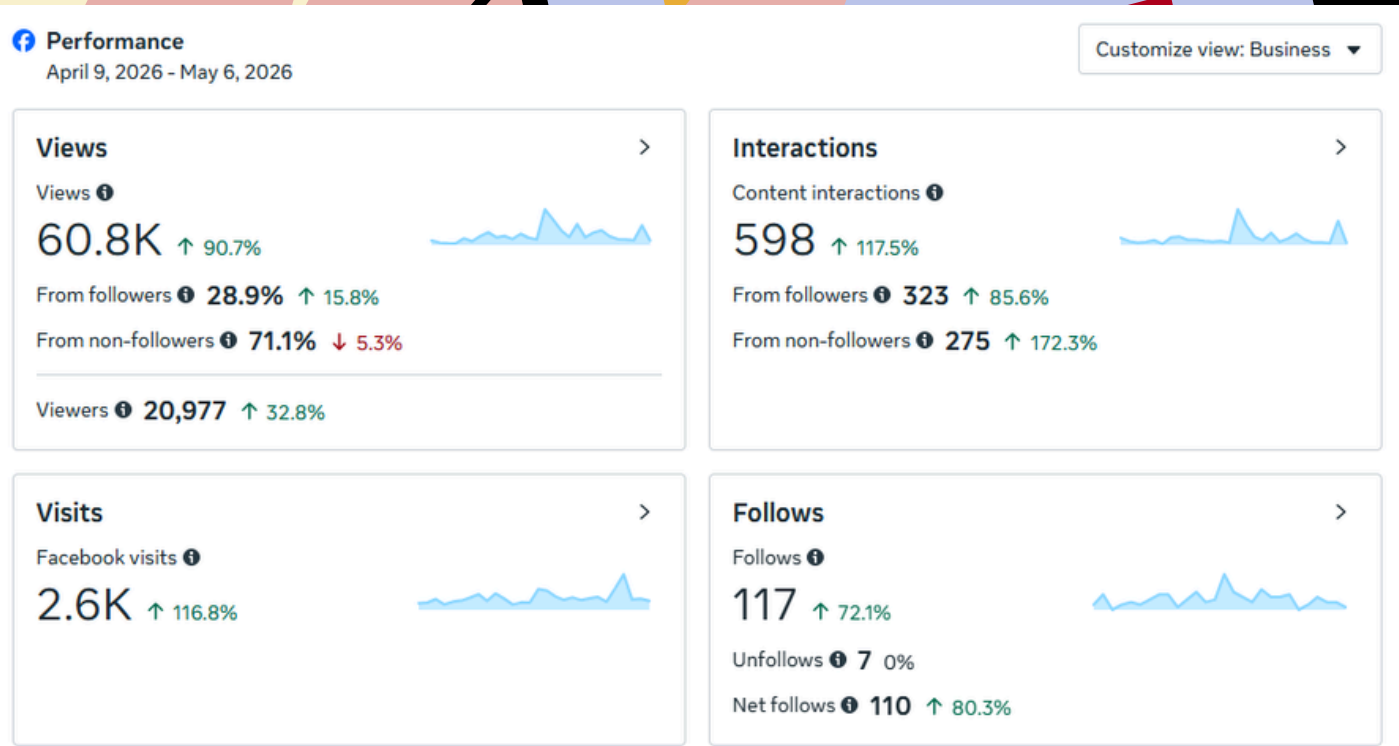
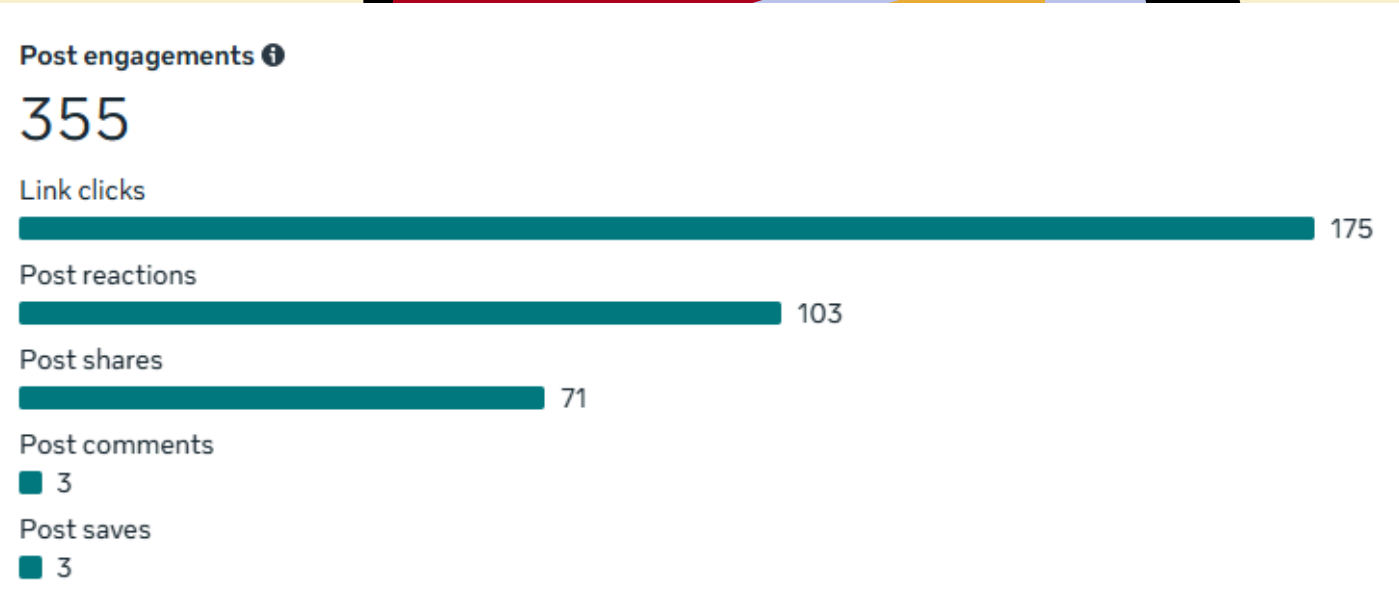






# Social Media

The event was boosted on Facebook. We received some great comments, likes, shares, and engagements on our social media posts. Our performance is doing great with over 2.6K visits to our social media pages in the last month.







# “The Exchange” Grandson Sculpture Repair & Reinstallation

May 12, 2026

Michael Boehnke  
Director of Operations



**Damaged Tules**



Reinstalled on May 4

**DISCUSSION POINTS FOR POWWOW IN TRI-CITIES FOR 2027**  
**5/1/2026**

**Concept:** Native American Powwow in the Tri-Cities in 2027 with assistance from the Port of Kennewick (Port). Location likely to be at the expanded convention center in Kennewick, adjacent to the Port's Vista Field New Urbanism project.

As a result of early discussions, it appears that the board of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) is supportive of the concept. The Port commission has not been briefed on the project, so there is not direction from the Board of Commissioners as a whole. The Commission Vice President has had several briefings on the concept from CTUIR members and seems supportive of the concept. However, the concept would need to be presented to the Port commission before further action and discussions take place.

As has been discussed, one possible path forward could be that the Port plays a supportive role in the Powwow, a role that would be complementary to a planning and implementing group of persons that have background in planning and implementing Powwows. This is because the Port has no experience in planning Powwows which are robust, well attended events with many intricate parts and pieces. While the Commission Vice President and the CEO had the opportunity to attend the recent Powwow in Pendleton, Oregon, they left with the impression that planning such an event is beyond the capabilities of the port and its limited staff. That is why if an event was planned for 2027, the port could play a role, but realistically could not function as the overall planner and implementer.

Perhaps a planning group (consisting primarily of tribal members) could be formed that would be in charge of planning and carrying out the event. Perhaps the Port could be a major participant in funding the event and could help with pre-event planning such as securing (and paying for) the convention center.

The port would also envision that the event and the planning for the event would be inclusive; that other regional tribes would be invited and encouraged to attend. In the meantime, perhaps smaller events could be planned, for example, having tribal elders give presentations to the public at significant locations, such as the gathering place on Clover Island in Kennewick.

Comments to this memo are encouraged.





## Mid-Columbia Children Museum Location: Request for Proposal

### Request for Proposal from Tri-Cities.

The Board of the Mid-Columbia Children's Museum is ready to undertake detailed planning and design for their new facility. The next significant step in this process is site selection. Once site selection is complete, MCCM hopes to break ground on the facility within 3 years.

MCCM is issuing this RFP to the cities of Kennewick, Richland, Pasco, and West Richland, in the hopes of securing the best possible site for the museum in the Tri-Cities or surrounding areas and finding the optimal strategic alignment and partnership with the selected city.

The following amenities and site specifications are desired, either already in place or available for development:

#### Site

- Adjacent to arterial roads - easy access from across the region
- Public transit connections within walking distance
- Visibility from neighboring roads
- Parking for min 120 cars (available to the museum and immediately adjacent)
- Curb-side drop off for 3 school buses
- On site [or nearby dedicated] parking for 3 school buses
- A minimum of 1 acre of outdoor space that can be gated and fenced and developed as outdoor exhibit space
- Opportunities for both building and outdoor space expansion on site
- In a 'stand alone' location or co-located with other family friendly business's

#### Building

- 30,000 square foot building. Preferably max 2 stories.
- High ceilings (13 ' min floor to floor)
- Accessible path of travel between parking and building
- Opportunity for clear MCCM identity on building
- Dedicated accessible loading zone for moving exhibits and furniture in and out of the building.



## Mid-Columbia Children Museum Location: Request for Proposal

If your city has an appropriate site or building for MCCM, please respond with the following information:

### RESPONSE REQUIREMENTS:

- 1) Confirmation that your site or building meets the above listed specifications. Please describe the site or building that you are offering and list any deviations from the above.
- 2) If you are offering a site, please respond to site related questions below.
- 3) If you are offering a building, please respond to both site and building related questions below.

### SITE RELATED QUESTIONS:

- Level of development: Does the site have services: Road, utilities including power, water, sewer connections?
- Does the municipality currently own the site? If no, what is the timeline for procurement?
- Development timeline: Is the site ready to be developed? What is the anticipated timeline for development?
- Developer or design team engaged: Do you have a developer lined up for the development of this site? If no developer is established, can MCCM become the developer of the site?
- Does the municipality intend to have a role in the design process?
- What lease terms would you be offering to MCCM relating to cost and length of lease?
- Other adjacent or co-located tenants: What are the other uses planned for this site?
- Development restrictions and/or applicable building codes: Please list any zoning restrictions on development of this site.

### BUILDING RELATED QUESTIONS:

- Status of project: Is this a built project, spec project or planned building? What are the dates of availability/completion?
- What lease terms would you be offering to MCCM relating to cost and length of lease?
- If the building is in development, what is the extent and process for MCCM to influence the design, materials and amenities included in the building?



## Mid-Columbia Children Museum Location: Request for Proposal

- Does the municipality intend to have a role in the design process?
- Is the building 'stand alone' or part of a bigger complex? If part of a bigger complex, please describe the complex, including intended other tenants.
- How do you anticipate turning this building over to MCCM: Core and shell only? Warm core and shell? Full TI build out?

### COMMUNITY PARTNERSHIP & CITY COMMITMENT:

- Strategic Alignment: How does a children's museum align with the City's strategic priorities (e.g., education, economic development, downtown revitalization, tourism, equity) and why it is a priority for your community?.
- Partnership Vision & Support: What role would the City envision in a long-term partnership with the museum? What resources, tools and partnership mechanisms would the City explore or make available to advance the museum's development and long-term sustainability?

### TIMELINE:

Monday April 20th - RFP release

Monday May 11th, 1.00 - 2.00pm. Optional video call Q & A with MCCM Board members.

Monday May 18th, Noon PST. Deadline for questions via email.

Tuesday May 26th, 5.30pm PST. Responses from MCCM

Monday June 1st, 5.30pm PST - Proposals due

June 2nd - June 19th - Clarifying questions from MCCM issued as necessary.

Monday June 29th - MCCM site selection decision

Links:

Video call invitation: <https://zoom.us/j/4558780881>

Questions and Submissions emailed to: <mailto:jill@jillranderson.com>



**Mid-Columbia Children Museum  
Location: Request for Proposal**

**Proposal evaluation criteria:**

CRITERIA	POSSIBLE SCORE	ACTUAL SCORE
<b>SITE RELATED</b>		
Site access / location	20%	
Site amenities and fit of neighbors	10%	
Readiness and timing	10%	
Expansion potential	10%	
<b>BUILDING RELATED.</b>		
Building fit	15%	
Cost and length of lease	15%	
<b>CITY RELATED COMMUNITY PARTNERSHIPS</b>		
Alignment and partnership plans	20%	
<b>TOTAL</b>	<b>100%</b>	