

Port of Kennewick will provides telephonic, video access, and in-person participation options to the public.

To participate by telephone, please call in at: 1-877-309-2073 Access Code: 594-878-557

Or, join on-line at the following link: <https://meet.goto.com/594878557>

## AGENDA

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

June 23, 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 June 15, 2026
  - B. Approval of Warrant Register Dated June 23, 2026
  - C. Approval of Regular Commission Meeting Minutes June 9, 2026
  - D. Approval to Surplus Port Property; Resolution 2026-11
- VI. **NEW BUSINESS**
  - A. Vista Field PFAS Update (TIM)
- VII. **PRESENTATIONS**
  - A. Purple Heart Port, Kevin Veleke; Resolution 2026-12 (SKIP)
  - B. Director of Real Estate (AMBER)
- VIII. **REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Kennewick Waterfront
    - 1. Columbia Gardens Artisan Village Rustic Outdoor Area (LARRY/AMBER)
  - B. CEO Report (if needed) (TIM)
  - C. Commission Meetings (formal and informal meetings with groups or individuals)
  - D. Non-Scheduled Items  
LISA/BRIDGETTE/ROCHELLE/NICK/LARRY/AMBER/MICHAEL/DAVID/CAROLYN/TIM  
/RAUL/SKIP/KEN
- IX. **PUBLIC COMMENT** *(Please state your name and city of residence for the public record)*
- X. **ADJOURNMENT**

**PLEASE SILENCE ALL NOISE MAKING DEVICES**



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

**DRAFT**

**JUNE 9, 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 (Excused)  
Skip Novakovich, Vice President  
Raul Contreras Gonzalez, Secretary

***MOTION:*** *Commissioner Contreras Gonzalez moved to excuse Commissioner Hohenberg's absence from the June 9, 2026 Commission Meeting; Commissioner Novakovich seconded. With no further discussion, motion carried unanimously. All in favor 2:0.*

**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  
Bridgette Scott, Executive Assistant (via telephone)  
Lisa Schumacher, Special Projects Coordinator  
David Phongsa, Marketing/Capital Projects Coordinator (via telephone)  
Chad Purdy, Maintenance Manager  
Carolyn Lake, Port Counsel (via telephone)

## **PLEDGE OF ALLEGIANCE**

Commissioner Novakovich led the Pledge of Allegiance.

## **PUBLIC COMMENT**

No comments were made.

## **CONSENT AGENDA**

- A. Approval of Direct Deposit and E-Payments Dated June 1, 2026**  
Direct Deposit and E-Payments totaling \$109,395.00
- B. Approval of Warrant Register Dated June 9, 2026**  
Expense Fund Voucher Number 108001 through 108047 for a grand total of \$171,768.77
- C. Approval of Regular Commission Meeting Minutes May 26, 2026**

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 9, 2026 MINUTES

**DRAFT**

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***MOTION:*** *Commissioner Contreras Gonzalez moved to approve the Consent Agenda; Commissioner Novakovich seconded. With no further discussion, motion carried unanimously. All in favor 2:0.*

## **ACTION ITEMS**

### ***A. Ambassador Policy***

Mr. Armtzen presented the proposed amendments for the Port's Ambassador program (*Exhibit A*).

Mr. Kooiker stated the Ambassador program is currently housed in the CEO Procedures to Staff, however, because the Ambassadors are appointed by the Commission, staff believes the policy should be moved to the Commission Rules of Policy and Procedures.

Commission and staff discussed the revisions to the Ambassador program.

***MOTION:*** *Commissioner Contreras Gonzalez moved to approve Resolution 2026-10 authorizing a revision to the Commission's Rules of Policies and Procedures to add the Port Ambassador Program as described therein and in Attachment A hereto, to re-affirm the benefit of the Ambassador Program to the Port, to adopt the Ambassador Appointment Form & Agreement as attached hereto as Attachment B, and to declare that all actions by port officers and employees in furtherance thereof is ratified and approved; and further, the Port Chief Executive Officer is authorized to take all future actions necessary in furtherance of this Commission Program and Resolution; Commissioner Novakovich seconded.*

## **PUBLIC COMMENT**

No comments were made.

*With no further discussion, motion carried unanimously. All in favor 2:0.*

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

### ***A. Maintenance Department Introduction***

Mr. Boehnke stated after an intense search, the Port hired Chad Purdy for the new Maintenance Manager position. Mr. Boehnke introduced Chad Purdy and stated he will be working in the field, supervising our team, the temporary crew and the Coyote crew.

The Commission welcomed Mr. Purdy to the Port team.

### ***B. 2027-2028 Budget Adoption Schedule & Budget, Financial & Operational Policy***

Mr. Kooiker presented the Port's budget, financial and operational policy and outlined the 2027-2028 Budget adoption schedule (*Exhibit B*).

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 9, 2026 MINUTES

**DRAFT**

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## ***C. U.S. Army Corps of Engineers Change in Command Ceremony***

Ms. Olson reported that the U.S. Army Corps of Engineers, Walla Walla District, will hold a Change of Command Ceremony on July 15, at 10:00 a.m. During the ceremony, leadership Command will be transferred from Lt. Col. Katie Werback to Lt. Col. Doug Droesch. Ms. Olson inquired if a Commissioner would like to attend the event.

Commissioner Novakovich would be happy to attend the Change of Command Ceremony.

## ***D. Director of Planning and Development***

Mr. Peterson outlined his duties as the Director of Planning and Development (*Exhibit C*).

## ***E. Legislative Changes***

Mr. Kooiker apprised the Commission on certain legislative changes that may affect the Port, including the Washington Fair Chance Act (personnel hiring restrictions), and the public works apprentice utilization threshold increase.

Mr. Arntzen stated the new millionaires tax is affecting business in the Tri-Cities, and we are already seeing businesses relocate their headquarters out of Washington.

Mr. Kooiker reported that the Port is now required to pay retail sales tax on temporary labor.

## ***F. Grand Opening Celebrations***

Ms. Olson reported the Port will be holding a joint ribbon cutting for Wheat Head on the Water and Brandi Dayton Art Studio on June 17<sup>th</sup> at 11:00 a.m. at Columbia Gardens (*Exhibit D*).

Additionally, we will celebrate Kuki Izakaya on June 30, 2026 at 10:30 a.m. at Vista Field. This will mark the day that Kuki is going from 30% capacity seating to 100% capacity.

## ***G. CEO Report***

Mr. Arntzen reported on the following:

- Mr. Arntzen, Ms. Olson and Commissioner Novakovich traveled to Mission, Oregon to discuss a potential Tri-Cities Powwow with the Confederated Tribes of the Umatilla Indian Reservation;
- Staff continue to work on the idea of a passenger boat for economic development.

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

Commissioners reported on their respective committee meetings.

## ***I. Non-Scheduled Items***

Commissioner Novakovich continues to work with Kevin Veleke on the Port's Purple Heart designation and stated Mr. Veleke will make a presentation at the next Commission Meeting.

**PORT OF KENNEWICK  
REGULAR COMMISSION MEETING**

**JUNE 9, 2026 MINUTES**

**DRAFT**

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**PUBLIC COMMENTS**

Tom Moak, Kennewick. Mr. Moak stated the Powwow will result in additional lodging days and the City of Kennewick has a lodging tax, which can be used for marketing purposes and the City has applications available.

Cal Coie, Kennewick. Mr. Coie stated regarding the additional taxes, there is now an additional tax, on top of sales tax for buying and selling boats. The Recreational Boating Association of Washington is fighting this tax. Mr. Coie also discussed the history of the Yacht Club, Clover Island, and the Port.

No further comments were made.

**ADJOURNMENT**

With no further business to bring before the Board; the meeting was adjourned at 3:33 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. 2026-10***

***A RESOLUTION OF THE PORT OF KENNEWICK  
BOARD OF COMMISSIONERS AMENDING THE PORT  
COMMISSION RULES OF POLICIES AND PROCEDURES BY  
ADDING A NEW SECTION 20 "PORT AMBASSADOR  
PROGRAM" & REAFFIRMING THE BENEFITS OF THE  
AMBASSADOR PROGRAM & APPROVING THE AMBASSADOR  
APPOINTMENT FORM & AGREEMENT***

**WHEREAS**, the Port of Kennewick Commission adopted Resolution 2011-05 on February 22, 2011 establishing a formal policy and procedures document to address the specific roles, expectations of conduct, knowledge, disclosures, prohibitions, legal requirements, and accountability of the elected officials who are responsible for the current operation and future direction of the Port of Kennewick; and

**WHEREAS**, the Commission approved several updates to the Rules of Policy and Procedure via Resolution No. 2016-01, Resolution No. 2017-16, Resolution No. 2019-24, Resolution No. 2022-19, and Resolution 2022-23, and 2023-12;

**WHEREAS**, the Port has had an Ambassador Policy since 2011, adopted by Resolution 2011-05, which was embedded as a policy in the CEO Procedures to Staff;

**WHEREAS**, the Commission wishes to reaffirm the benefits of the Ambassador Program which allows a retiring (or former) commissioner to continue a productive relationship with the Port. An Ambassador, once appointed by the Commission, would serve the Port by actions including but not limited to attending and promoting Port events and programs, and through community outreach;

**WHEREAS**, the Commission has determined that an update to the Rules of Policy and Procedure is warranted to adopt the Ambassador policy as a Commission Program, to emphasize and recognize the positive impact of this Program, and

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the Board of Commissioners of the Port of Kennewick hereby amends the Commission Rules of Policies and Procedures to add Section 20 -Port Ambassador Program (Exhibit A), and approves the attached Ambassador Appointment Form & Agreement (Exhibit B).

**BE IT HEREBY FURTHER RESOLVED** that the Board of Commissioners of the Port of Kennewick hereby rescinds Resolution 2011-05 and any other Resolutions or policy in conflict herewith.

\*

**BE IT HEREBY FURTHER RESOLVED** that the Board of Commissioners hereby acknowledges 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 future actions necessary in furtherance of this Commission Program and Resolution.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick on this 9th day of June 2026.

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

By: Excused

Kenneth Hohenberg, *President*

By: DocuSigned by:  
*Skip Novakovich*

0E53A30E1C8E442...  
Skip Novakovich, *Vice President*

By: Signed by:  


9AC05D4CD4C24DD...  
Raul Contreras Gonzalez, *Secretary*

## ATTACHMENT A

## SECTION 20

## ADDITION TO THE PORT COMMISSION RULES OF POLICIES &amp; PROCEDURES

## 20. PORT AMBASSADOR PROGRAM

- 20.1.1. The Port of Kennewick recognizes and encourages the ongoing support from the Port of Kennewick community. Certain community members have demonstrated particular efforts on behalf of the Port. It is the purpose of this policy to recognize as a Community Ambassador (“Ambassador”) certain of those residents who have provided services in the past and will provide future volunteer services to the Port. Appointment as a Port Ambassador is in recognition of the benefits to the Port from a continuing relationship with active, distinguished persons who assist the Port as a volunteer with community, trade and/or economic development activities.
- 20.1.2 The Board of Commissioners, by majority vote, may appoint an Ambassador by completing the Port’s Ambassador Appointment form.
- 20.1.3 An Ambassador appointment shall be limited to a former Port Commissioner who has served the Port in good standing; or a Port staff member who has served the Port in good standing for 10 or more years.
- 20.1.4 Following Commission consideration of the appointment of an Ambassador, which shall be liberally granted, there shall be official recognition by a Port of Kennewick Community Ambassador Appointment and Recognition of Volunteer Service (“Appointment”), substantially in the form attached to this Policy. The Appointment shall implement the terms of this Policy and shall be for a two-year term. Service as an Ambassador is strictly a volunteer activity and based on the donated service of the Ambassador. An Ambassador appointment may be terminated at any time by the Port or an Ambassador, for good cause shown.
- 20.1.5 An Ambassador for the Port is to identify the Port relationship in any activity that pertains to service on behalf of the Port or use of Port resources. An Ambassador may be available for service and for participation in activities as set forth below. The Ambassador will adhere to the highest civic and ethical standards required of a public officer in the State of Washington, including compliance with Port policies and the avoidance of conflicts of interest.
- 20.1.6 An Ambassador does not have authority to enter into commitments for the Port or to otherwise bind the Port, or to make public comments which are not expressive of the majority viewpoint of the Port Commission, except as specifically authorized by the CEO.
- 20.1.7 An Ambassador may be recognized through eligibility:
- 20.1.7.1 for official retirement ceremony provided by the Port either before or after Ambassador service;
  - 20.1.7.2 for issuance of printed business cards that designate Ambassador status;

## ATTACHMENT A

## SECTION 20

## ADDITION TO THE PORT COMMISSION RULES OF POLICIES &amp; PROCEDURES

- 20.1.7.3 for invited participation in all appropriate Port functions and celebrations;
  - 20.1.7.4 to attend the annual Spring Port conference, or to attend the annual staff retreat;
  - 20.1.7.5 to be recognized at all Port groundbreaking and ribbon-cutting ceremonies;
  - 20.1.7.6 to receive reimbursement for reasonable and actual expenses incurred in the performance of Port-related activities, upon approval by the Port CEO and on terms set forth by the Port auditor and in full compliance with Port policies;
  - 20.1.7.7 to receive a briefing from Port CEO and Port Auditor on a semi-annual basis.
- 20.1.8 Except as otherwise set forth, the Ambassador understands that there is no compensation or other related benefits (e.g., retirement, vacation and holidays) related to an Appointment. An Ambassador shall be entitled to reimbursement for expenses incurred in volunteer service to the Port, consistent with Port auditing procedures. An Ambassador may also be granted a stipend as set forth in an Appointment, which may include a stipend commensurate with services for health insurance premiums following a period of service as a Port officer or employee. In no event shall any stipend exceed reimbursement for expenses, reasonable benefits or a nominal fee.
- 20.1.9 The Commission authorizes the port CEO to take all action consistent herewith.

[ATTACHMENT B]  
*AMBASSADOR APPOINTMENT FORM*

**PORT OF KENNEWICK  
PORT AMBASSADOR APPOINTMENT  
AND AGREEMENT FOR VOLUNTEER SERVICE**

This Port of Kennewick Ambassador Appointment and Recognition of Volunteer Service ("Appointment") is between the Port of Kennewick ("Port"), a Washington municipal corporation, and \_\_\_\_\_, hereinafter referred to as "Ambassador."

**WHEREAS**, the Port desires to appoint the Ambassador to assist the Port with implementation of community, trade, and economic development activities, including but not limited to community outreach and Port program and event participation, and to assist the Port Commission and Executive Administration. The Ambassador named herein accepts this appointment to provide voluntary service to the Port and its residents consistent with this Appointment and Resolution # 2026-10; and

**WHEREAS**, the Ambassador has been selected under the Port Commission's Rules of Policy and Procedure, Section 20, Port Ambassador Program per Resolution # 2026-10; and

**WHEREAS**, the Ambassador is prepared to provide free and voluntary service to the Port consistent with the Program.

**NOW, THEREFORE, IT IS MUTUALLY RECOGNIZED AND  
ACKNOWLEDGED BY THE PARTIES:**

The Port of Kennewick Commission hereby appoints the Ambassador, and the Ambassador hereby accepts the appointment to voluntarily serve as a Port Ambassador, effective \_\_\_\_\_ ("Effective Date").

1. **Scope of Volunteer Service:**

Ambassador acknowledges that the Ambassador's service is freely and voluntarily provided to the Port consistent with the Port's Program, as may be requested from time-to-time by the Port's Chief Executive Officer, acting for the benefit of and on behalf of the Commission. The Ambassador may choose to decline services at any time.

2. **Relation of Parties:**

The Ambassador is a volunteer to the Port. Except as otherwise provided, the Ambassador shall not, as a result of this Appointment, receive compensation or other related benefits (e.g., retirement, vacation and holidays). An Ambassador shall be entitled to reimbursement for expenses incurred in volunteer service to the Port, consistent with Port auditing procedures. An Ambassador may also be granted a stipend commensurate with services for health insurance premiums at an amount determined by the Commission at the time of appointment. The Ambassador shall not have the authority to bind the Port in any way except as may be specifically authorized by the Chief Executive Officer in writing.

3. **Time of Performance:**

The volunteer service of the Ambassador is to commence as soon as practicable after the execution of this Appointment, consistent with the availability of Ambassador.

4. **Honorarium:**

In recognition of the Ambassador's volunteer services, the Port shall reimburse Ambassador for all expenses incurred as a result of Ambassador's honorary service to Port, such expenses approved in advance by the Chief Executive Officer. In addition, The Port shall provide an honorarium (monthly stipend) of \$\_\_\_\_\_ as determined by the Commission at the time of appointment, which amount shall not be exceeded without Port's prior written

authorization. The Ambassador shall submit monthly invoices to Port for expenses, if any. Payments to Ambassador shall be made within thirty (30) days from submission of each invoice.

The Port reserves the right to correct any invoices paid in error. Any amount paid in error by Port does not constitute a change in the Appointment.

**5. Ownership of Records and Documents:**

All materials, writings and products produced by Ambassador in the course of Port service shall immediately become the property of the Port and Ambassador. The Ambassador assigns all copyright interests in such materials, writing and products to the Port. A copy may be retained by the Ambassador.

**6. Termination:**

This Appointment expires two-years from appointment, and may be terminated by either party at any time for good cause shown.

**7. Liability and Hold Harmless:**

Ambassador shall take all precautions necessary and shall be responsible for the safety of the Ambassador in the performance of the services hereunder. All volunteer service shall be done at Ambassador' s risk. The Ambassador shall save and hold harmless the Port, its officers, agents, employees and assigns from any claims, damages, losses, liability or expenses (including attorney fees) which arise from the negligent performance under this Appointment, except those claims, damages, losses, liability, or expenses which arise from the negligent acts or omissions of the Port, its officers, agents employees, and assigns; provided, that if both Port and Ambassador are concurrently negligent, Port shall be required to save and hold harmless Ambassador in proportion to the negligence of Port.

**8. Notices:**

All notices which are given or required to be given pursuant to this Appointment shall be hand delivered or mailed, postage paid, as follows:

Port:

Port of Kennewick  
Attn: Chief Executive Officer  
350 Clover Island Drive  
Suite 200  
Kennewick, WA 99336  
Phone: 509.586.1186

Ambassador:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_

**9. Revision to Appointment:**

This Appointment shall not be altered, changed, or amended, except by an instrument in writing executed by the parties hereto. Any changes in the scope of volunteer service shall be first incorporated in written amendments to this Appointment.

**10. Appointment Controlling:**

In addition to the Policy, this Appointment describes the complete relationship between the Port and Ambassador. No other appointment, agreement or prior understanding, verbal or otherwise, of the Port and Ambassador, shall be valid or enforceable unless set forth in this Appointment.

**11. Governing Law Venue:**

This Appointment shall be deemed to have been executed and delivered within the State of Washington and the rights and obligations of the Port and Ambassador hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Appointment shall be brought in the Superior Court of Benton County, Washington.

**12. Appointment and Acceptance.**

This appointment and recognition of Ambassador's volunteer service

shall commence on the Effective Date stated herein above, subject to the Parties' signatures below.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

PORT OF KENNEWICK, a Washington public port district

By: \_\_\_\_\_

Tim Arntzen Chief Executive Officer

ATTEST:

By: \_\_\_\_\_

Nick Kooiker, Port Chief Finance Officer

Agreed:

AMBASSADOR:

\_\_\_\_\_

\_\_\_\_\_  
Printed Name



**PORT of  
KENNEBEC**

## AGENDA REPORT

**TO: Port Commission**

**FROM: Tim Arntzen, CEO**

**MEETING DATE: June 9, 2026**

**AGENDA ITEM: Proposed Resolution Amending the Port Commission Rules of Policies & Procedures by Adding Port Ambassador Program**

### I. REFERENCE(S):

- A. Proposed Adoption of Resolution 2026-10, approving an addition to the Commission Rules of Policy and Procedure to add Section 20: “Port Ambassador Program” formerly located in the CEO Procedures to Staff and rescinding all prior Resolutions and Policies in conflict herewith.
- B. **Attachment A**- Text of added Section 20: “Port Ambassador Program”
- C. **Attachment B** -Ambassador Appointment Form & Agreement

### II. RELATED HISTORY:

Resolution No. 2011-05- Original Commission’s Rules of Policy and Procedures (“RP&P”) adopted February 22, 2011  
 Resolution No. 2016-01- Revised and Amended RP&P at Section 6 – Commission Meetings  
 Resolution No. 2017-16- Revised RP&P at Section 15 - Created CEO Committee Evaluation Process  
 Resolution No. 2019-24- Revised RP&P at Section 15 - Reversion of Committee Evaluation Process  
 Resolution No. 2022-19- Revised RP&P at Section 15 – Revised CEO Evaluation  
 Resolution No. 2022-23 -Updated Various RP&P Sections

### III. FISCAL IMPACT: Minimal, consisting of stipend for Ambassador(s)

### IV. BACKGROUND:

The Port has had an ambassador policy on the books for beginning in 2011, with the adoption of Resolution 2011-05. Staff suggests that the Commission re-affirm the Ambassador Program and adopt it within the Commission Rules of Policies & Procedures.

1. Reaffirmation. The Port’s Program creates an Ambassador Program which allows a retiring (or former) commissioner to continue a productive relationship with the Port. An Ambassador, once appointed by the Commission, would serve the Port by actions including but not limited to attending and promoting Port events and programs, and through community outreach.
2. Procedure. The policy currently is housed in the CEO Procedures to Staff. However, because Port Ambassadors are appointed by the Commission, Staff believes this Program

should be housed within the Commission's Rules of Policy and Procedures. The attached Resolution accomplishes that procedural move.

**V. ACTION REQUESTED OF COMMISSION:**

Review the benefits of and reaffirm the Port Ambassador Program and procedurally adopt the Program as Section 20 of the Commission's Rules of Policies and Procedure. The Port CEO would then delete the policy from the CEO Procedures to Staff.

***Motion:***

***I move adoption of Resolution 2026-10 authorizing a revision to the Commission's Rules of Policies and Procedures to add the Port Ambassador Program as described therein and in Attachment A hereto, to re-affirm the benefit of the Ambassador Program to the Port, to adopt the Ambassador Appointment Form & Agreement as attached hereto as Attachment B, and to declare that all actions by port officers and employees in furtherance thereof is ratified and approved; and further, the Port Chief Executive Officer is authorized to take all future actions necessary in furtherance of this Commission Program and Resolution.***

# PORT *of* KENNEWICK

## Budget, Financial & Operational Philosophy

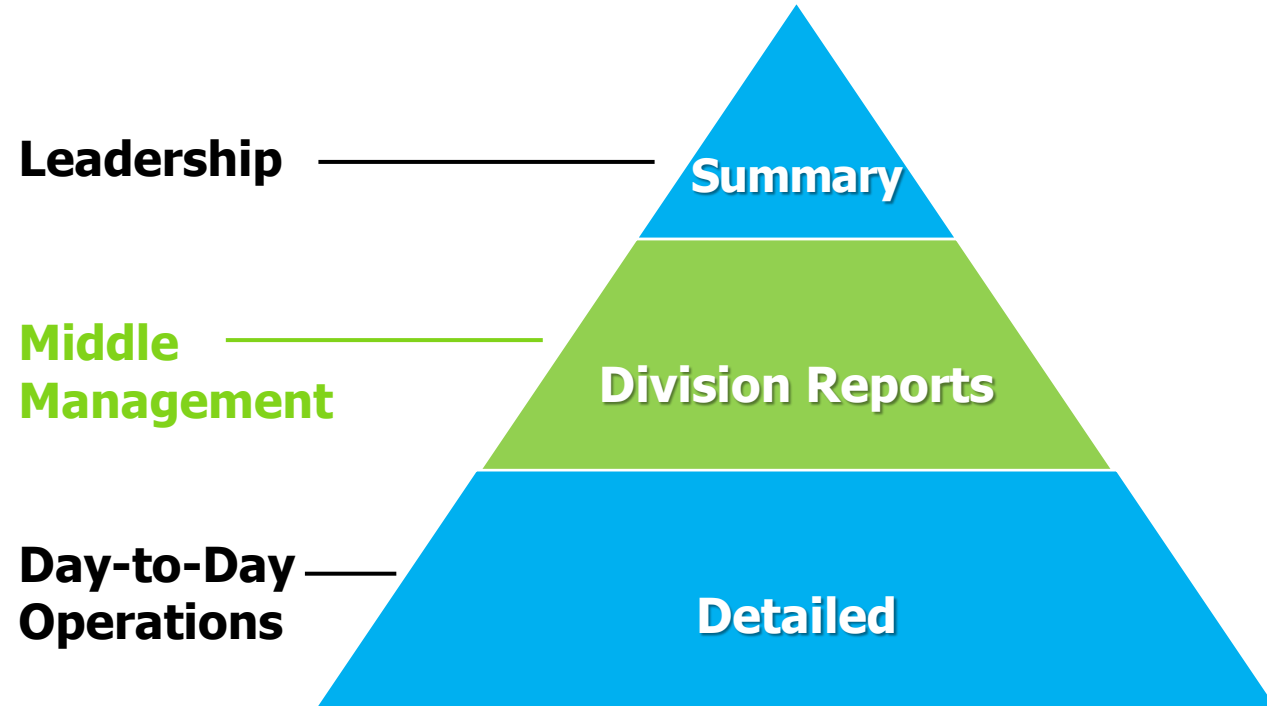
June 9, 2026

Nick Kooiker, CFO/Auditor





# Reporting Pyramid



**GFOA**  
**(Government Finance Officers Association)**

Reporting Pyramid

- **Reducing costs and enhancing revenues when feasible while maintaining acceptable service levels**
- **Promoting fiscal responsibility among departments**
- **Acknowledging the Port's limited staff and financial resources**
- **Focusing on long-term financial planning**



# **Budget Philosophy**

## **Resolution 2018-27**

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- **Support intergovernmental cooperation by partnering with entities which demonstrate support (i.e. matching funds)**
- **Seek to fund projects with available resources**
- **\$2.5M Reserve Fund**
- **Debt Service**
- **Environmental pollution claims against the Port**



# Budget Philosophy

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# 2027 & 2028 BUDGET ADOPTION SCHEDULE

PLANNING WORKSHOP	9/8/2026
WORK PLAN APPROVAL	9/22/2026
PRELIMINARY BUDGET WORKSHOP	10/13/2026
1ST LEGAL AD	10/14/2026
2ND LEGAL AD	10/21/2026
FINAL BUDGET HEARING/ADOPTION	10/27/2026
DUE TO COUNTY CLERK	Nov. 30th

## Budget Schedule



# Thank You

Nick Kooiker, CFO/Auditor  
509-586-1186  
[nick@portofkennewick.org](mailto:nick@portofkennewick.org)

***Director Planning & Development***  
***ROLE***

**Provide INPUT & OPTIONS**  
**for CEO & Commission Consideration**

**Find a Way to make the**  
**CEO & Commission's decisions**  
**a REALITY**

## How much is **PLANNING**?

VS.

## How Much is **DEVELOPMENT**?

Some think/want the answer to be  
**10% Planning & 90% Development**

Somewhat more realistic answer is

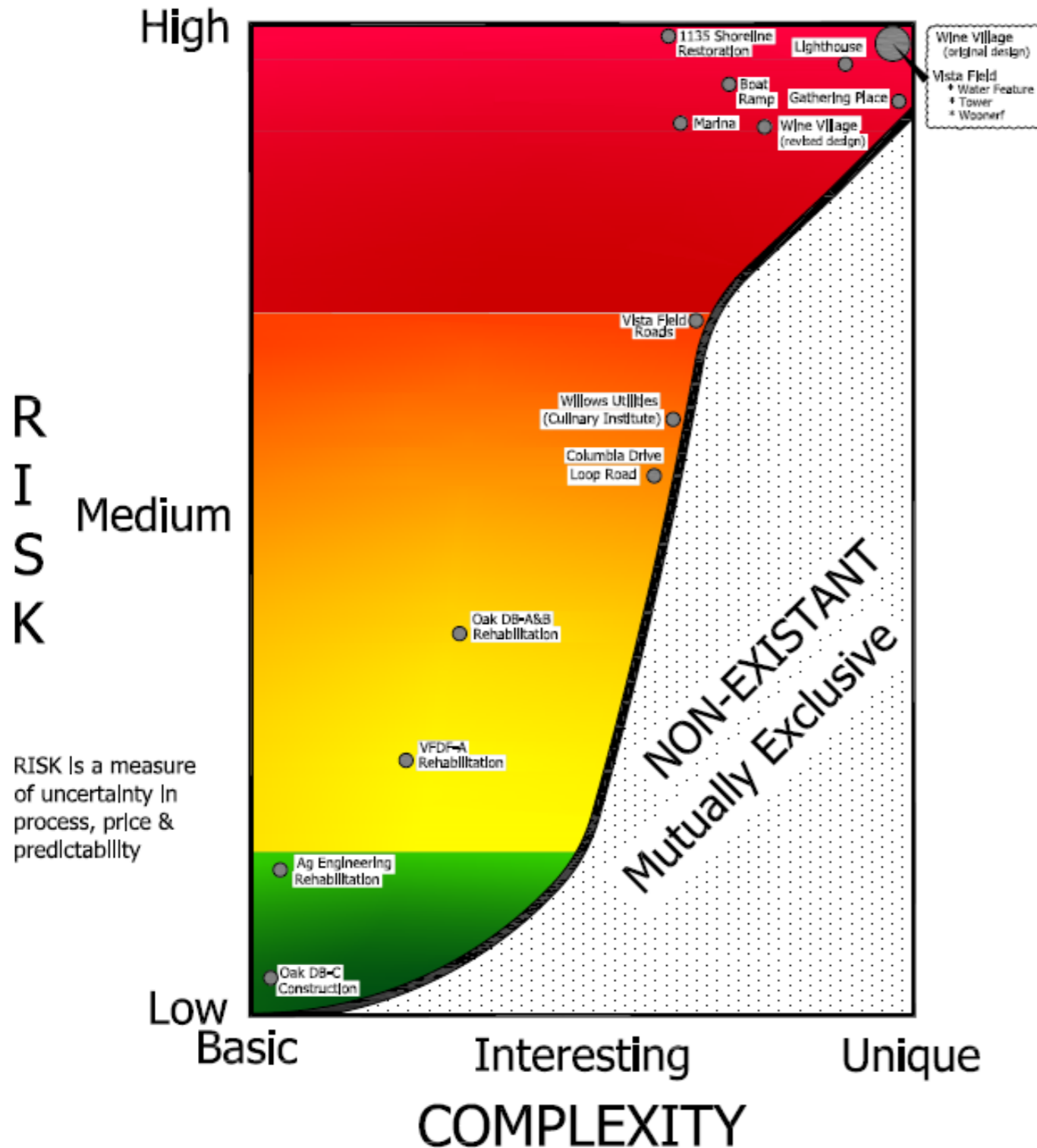
**It Depends....** but

**33% Planning & 66% Development** seems prudent

# PORT of KENNEWICK

EXHIBIT C

## PORT of KENNEWICK Risk Tolerance



R  
I  
S  
K

RISK is a measure of uncertainty in process, price & predictability

**BASIC** = Standard Design & Material; Numerous similar/identical projects recently completed in the Tri-Cities

**UNIQUE** = 1 of 1 ; Design and/or Construction methods infrequently/never seen/used in the Tri-Cities.

IF the Port “lived” in the lower left of graphic with **BASIC, LOW RISK, LOW COMPLEXITY** projects like Warehouse construction then the **10% Planning: 90% Development** ratio might be fine

However, the Port’s projects are in the upper right of the graphic with **HIGH COMPLEXITY, UNIQUE ELEMENTS** which requires more upfront consideration with a **33% Planning: 66% Development** ratio

# This

# NOT This

EXHIBIT C



**1960's**  
to  
**2005**

**2008**



# This

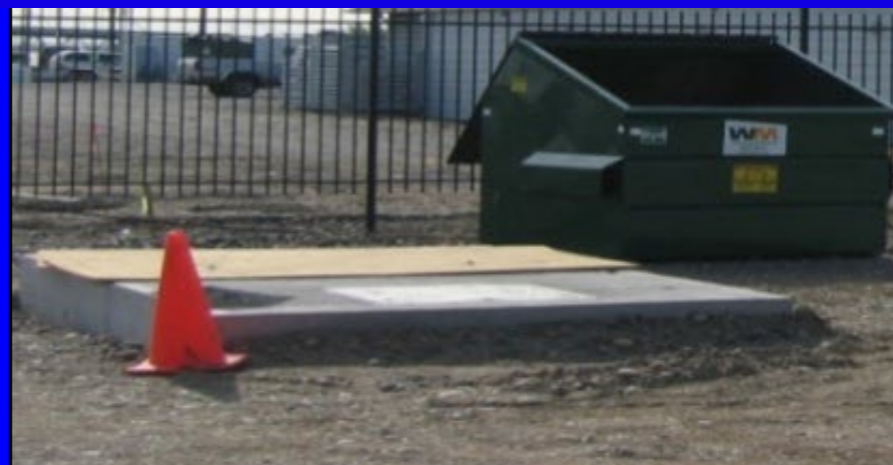
# NOT This

EXHIBIT C

1960's  
to  
2007



2009



# This

# NOT This

EXHIBIT C

2010

1954  
to  
2009



# This

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EXHIBIT C

## 2011

## Pre-2010



# This

# NOT This

EXHIBIT C

1960's  
to  
2014

2015



# This

# NOT This

EXHIBIT C

## 2015

## 1960's to 2007



# This

# NOT This

EXHIBIT C

1960's  
to  
2013



Oct. 2017



# Concept

# REALITY

EXHIBIT C

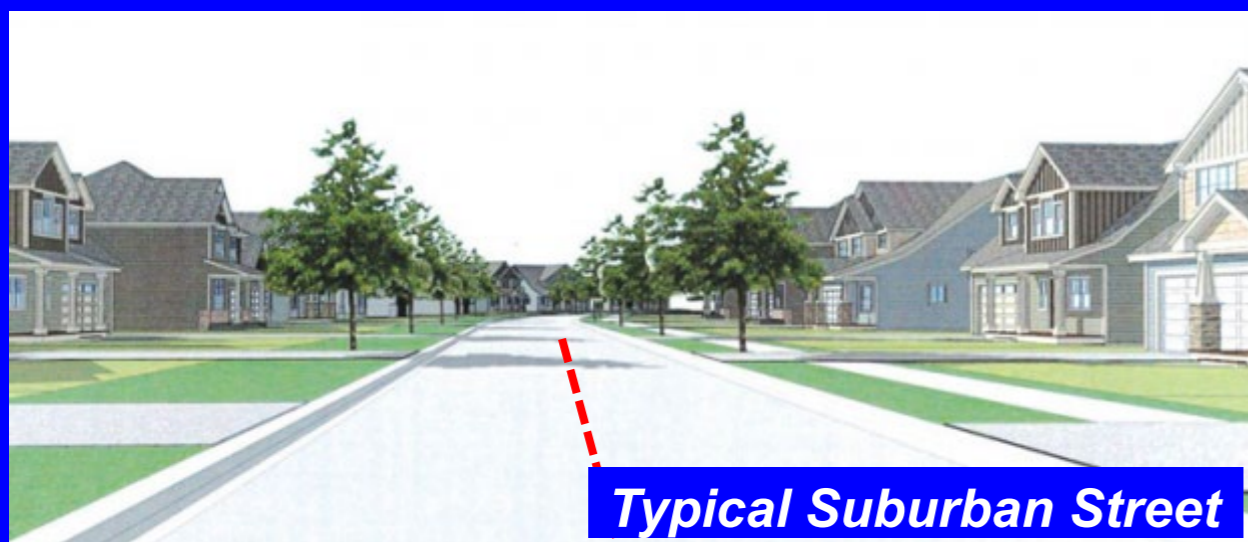
Rendering  
2018



February 2020



## WHAT'S So Different?



# VISTA FIELD REDEVELOPMENT

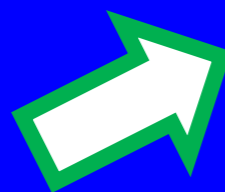
EXHIBIT C

30 People  
Getting  
Coffee

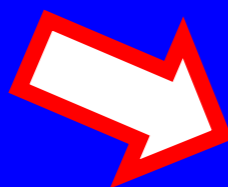
**This**

**WHY** so  
**Different?**

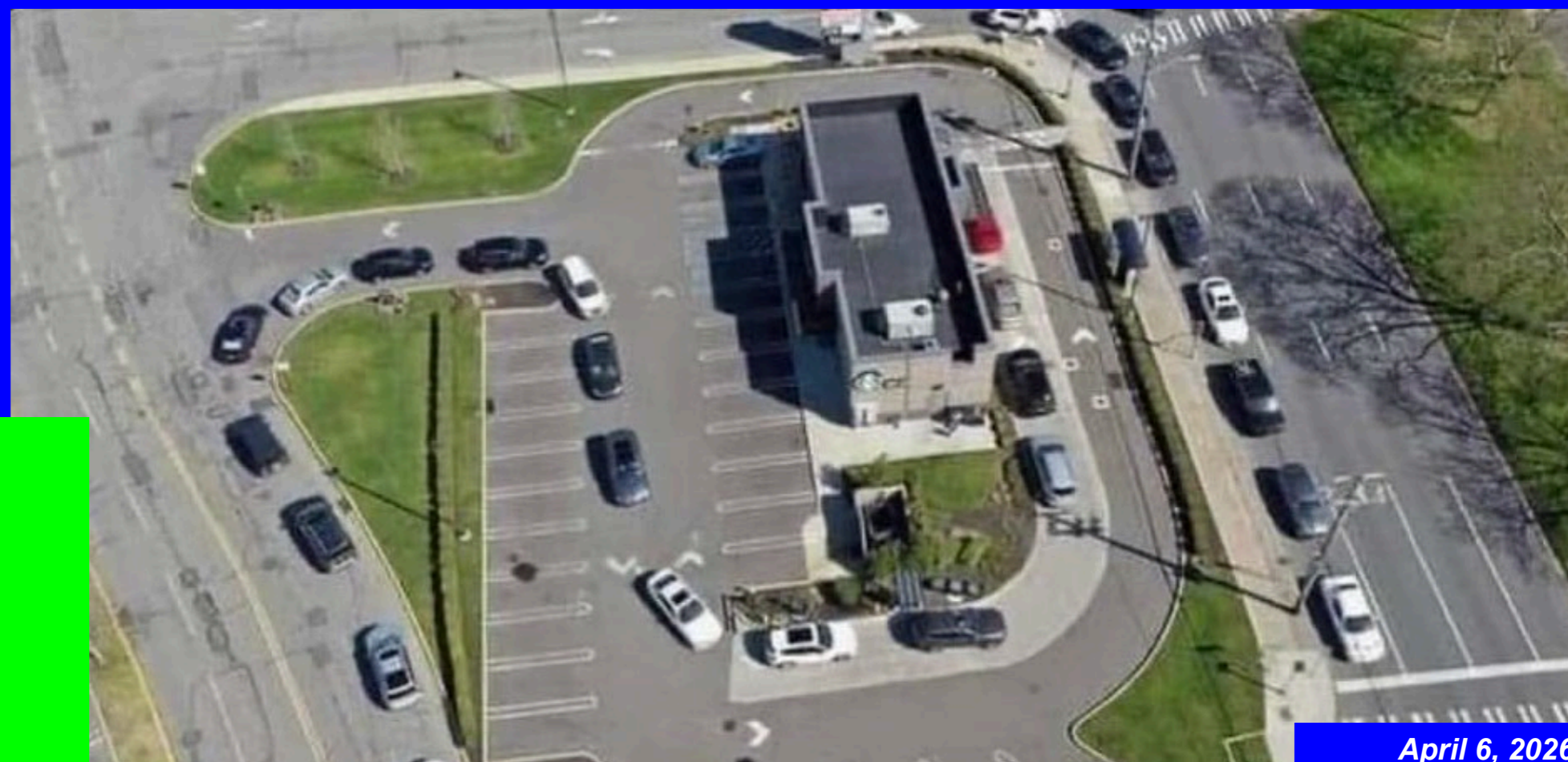
Designed for  
**PEOPLE**



Designed for  
**CARS**

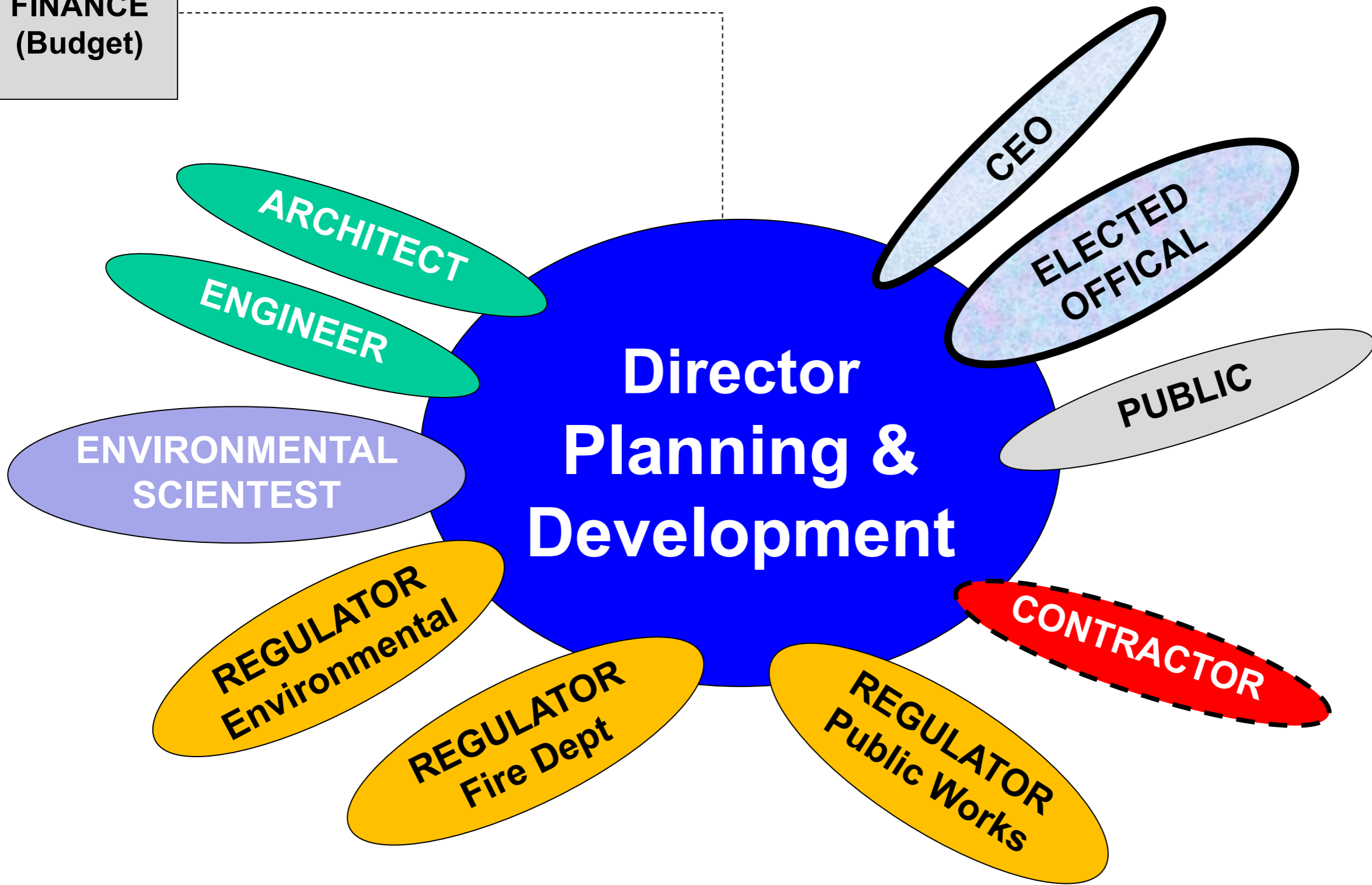


**NOT**  
**That**



## Planning & Development Director

FINANCE  
(Budget)





*Thank You*

**Larry Peterson, Planning & Development Director Port of Kennewick**



**Upcoming Grand  
Opening Events**

**June 17 & June 30  
2026**



# YOU'RE INVITED

COMMUNITY GRAND OPENING &  
RIBBON-CUTTING EVENT

WEDNESDAY, JUNE 17 @ 11 a.m.  
COLUMBIA GARDENS ARTISAN VILLAGE





**KUKI**   
IZAKAYA

**Let's Celebrate!**

**COMMUNITY GRAND  
OPENING EVENT**

**TUESDAY, JUNE 30 @ 10:30 a.m.  
VISTA FIELD**





**Thank You!**

PORT *of*  
**KENNEWICK**

**PORT OF KENNEWICK**

**RESOLUTION 2026-11**

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
PORT OF KENNEWICK AUTHORIZING THE  
PORT CHIEF EXECUTIVE OFFICER  
TO SELL AND CONVEY SURPLUS PROPERTY***

**WHEREAS**, the Board of Commissioners of the Port of Kennewick met this 23rd day of June, 2026, a quorum of the Commissioners being present; and

**WHEREAS**, from time to time it is necessary to surplus items no longer needed for Port District purposes; and

**WHEREAS**, RCW 53.08.090 provides that the Port Commissioners may authorize the Port Chief Executive Officer to sell and convey surplus property; and

**WHEREAS**, prior to each such disposition of Port property, the Port Chief Executive Officer is directed to present to the Commission an itemized list of the property and to make written certification that the listed property is no longer needed for Port District purposes.

**NOW, THEREFORE, BE IT RESOLVED** the Port of Kennewick Commissioners authorize the Chief Executive Officer to surplus Port property no longer needed for Port purposes as attached in “Exhibit A”.

**ADOPTED** by the Board of Commissioners of Port of Kennewick this 23rd day of June 2026.

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

By: \_\_\_\_\_

Kenneth Hohenberg, *President*

By: \_\_\_\_\_

Skip Novakovich, *Vice President*

By: \_\_\_\_\_

Raul Contreras Gonzalez, *Secretary*

**RESOLUTION 2026-11**

***“Exhibit A”***

**REMOVAL OF ASSETS**

<b>Asset #</b>	<b>Property Description</b>	<b>Date in Service</b>	<b>Cost</b>	<b>Book Value</b>	<b>Selling Price</b>	<b>Gain on Sale</b>	<b>Disposal Reason</b>
1286	Jet Ski Floating Docks (4)	10/01/19	8,671.32	\$ 4,769.22	\$ 5,000.00	\$ 230.78	Unused and Have a Buyer

CFO/Auditor Certification: \_\_\_\_\_

Nick Kooiker

Date



***PORT OF KENNEWICK***

***Resolution No. 2026-12***

***A RESOLUTION OF THE PORT OF KENNEWICK  
BOARD OF COMMISSIONERS***

**WHEREAS**, on August 7, 1782, George Washington established the Badge of Military Merit, which was the first medal authorized for enlisted soldiers in the continental Army to recognize a “singularly meritorious action” by a soldier; and

**WHEREAS**, on February 22, 1932, US Army Chief of Staff Douglas MacArthur established the Purple Heart Award in the spirit of the Badge of Military Merit in honor of George Washington’s bicentennial birthday and authorized the award for soldiers in the United States Army for soldiers who are wounded or lose their lives in military action and August 7<sup>th</sup> is annual recognized as Purple Heart Day; and

**WHEREAS**, in 1942, President Franklin D. Roosevelt expanded the Purple Heart Award to other branches of the United States military by authorizing the Navy Department to award the Purple Heart to personnel wounded or killed in action beginning with the attack on Pearl Harbor on December 7, 1941; and today the Purple Heart is authorized for people serving in all branches of the United States military who are wounded or lose their lives in military actions; and

**WHEREAS**, following the attack at Pearl Harbor, until the day she passed away, Eleanore Roosevelt carried in her wallet a piece of paper with the following written upon it: “Dear lord, lest I continue in my complacent ways, help me to remember that somewhere someone died for me today. And if there be war, help me to remember to ask, “Am I worth dying for?” and in our own daily walk, we should always remember those serving and their families and honor their service and their sacrifices in our words, hearts, and actions; and

**WHEREAS**, the Veterans of Foreign Wars James E. Rosselot Post 5785, which represents and advocates for veterans in the community of Kennewick, Washington, requests the Port of Kennewick declare itself a “Purple Heart Port” and the Port of Kennewick would like to honor and remember people wounded and who have lost their lives in action and in service to our country.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** the Board of Commissioners of the Port of Kennewick hereby declares itself a “Purple Heart Port” and the Port of Kennewick would like to honor and remember people wounded and who have lost their lives in action and in service to our country.

**BE IT HEREBY FURTHER RESOLVED** the Board of Commissioners of the Port of Kennewick hereby acknowledges 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.

\*

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 23<sup>rd</sup> day of June 2026.

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

By: \_\_\_\_\_

Kenneth Hohenberg, *President*

By: \_\_\_\_\_

Skip Novakovich, *Vice President*

By: \_\_\_\_\_

Raul Contreras Gonzalez, *Secretary*