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

To participate by telephone, please call: 877-309-2073, Access Code: 257-314-021

Or, join on-line at the following link: https://meet.goto.com/257314021

AGENDA

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

October 27, 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 October 16, 2026
B. Approval of Warrant Register Dated October 27, 2026
C. Approval of Regular Commission Meeting Minutes October 13, 2026
D. Approval to Cancel the Regular Commission Meeting November 24, 2026
E. Approval to Cancel the Regular Commission Meeting December 22, 2026
F. Approval of Chief Executive Officer 2027-28 Goals & Objectives; Resolution 2026-19

VI. PRESENTATIONS
A. Friends of Badger Mountain, David Comstock and Chris Waite (TIM)
B. Summary of CEO's Accomplishments (LARRY)

VII. PUBLIC HEARINGS
A. 2027-28 Budget Adoption; Resolution 2026-20
B. 2027 Regular Property Tax Levy; Resolution 2026-21
C. 2027 Increase in Tax Capacity; Resolution 2026-22

VIII. REPORTS, COMMENTS AND DISCUSSION ITEMS
A. Commissioner Appointment Update (SKIP/CAROLYN)
    1. Public Comment (*Please state your name and city of residence for the public record)*
    2. Selection of Applicants for Interviews (SKIP/RAUL)
    3. Review of Upcoming Meetings (CAROLYN)
        a. November 4, 2026 Special Meeting at 5pm at Tri-Cities Business & Visitor Center
        b. November 10, 2026 Appointment of Commissioner
B. Kennewick Waterfront
    1. Columbia Gardens Security Cameras (MICHAEL)
C. CEO Report (if needed) (TIM)
D. Commission Meetings (formal and informal meetings with groups or individuals)
E. Non-Scheduled Items

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 **OCTOBER 13, 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: *District 1 Position Vacant*, President
Skip Novakovich, Vice President
Raul Contreras Gonzalez, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Nick Kooiker, CFO/Deputy Chief Executive Officer
Amber Hanchette, Director of Real Estate
Michael Boehnke, Director of Operations
Rochelle Olson, Director of Governmental Relations
Tammy Fine Story, Advisor/CPA, CFE
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 Contreras Gonzalez led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

A. ***Approval of Direct Deposit and E-Payments Dated October 2, 2026***
Direct Deposit and E-Payments totaling $109,009.21

B. ***Approval of Warrant Register Dated September 24, 2026***
Expense Fund Voucher Number 108309 through 108312 for a grand total of $22,515.00

C. ***Approval of Warrant Register Dated October 13, 2026***
Expense Fund Voucher Number 108313 through 108369 for a grand total of $134,537.46

D. ***Approval of Regular Commission Meeting Minutes September 22, 2026***

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.***

PRESENTATIONS

A. WPPA Environmental Seminar

Mr. Arntzen, Ms. Lake, and Commissioner Novakovich reported on their presentation at the Washington Public Ports Association Environmental Seminar regarding how the Port handled PFAS at Vista Field.

B. Vista Field BlueChart Meeting

Ms. Hanchette reported on the recent team meeting with BlueChart and DPZ, to discuss residential housing at Vista Field.

C. 2027-2028 Draft Budget Workshop

Mr. Kooiker presented the 2027-2028 Draft Budget (*Exhibit A*).

The Commission and staff discussed the details of the draft 2027-2028 Budget.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Commissioner Appointment Update

Commissioner Novakovich stated the deadline application process for the District 1 Commission seat vacancy is now closed. The following are applicants who are registered voters and live in Port District 1, as confirmed by the Benton County Elections Division:

- Matt Boehnke, Don Britain, Barry Bush, Van Cummings, Nicholas Haberling, James Hempstead, Marie Mosley, Robert (Rob) Welch

Ms. Lake stated the Commissioners will independently review the candidates' applications and outlined the remaining process:

1. October 27, 2026: Commission action to select applicants for interviews;
2. November 4, 2026: Special Public Meeting at 5:00 p.m. at Tri-Cities Business and Visitor Center Board Room;
   - In addition to answering questions, each applicant interviewed will be asked to speak for up to three minutes about the value they would bring to the Commission;
   - This Special Public Meeting will also include a comment period after the interviews and applicants' remarks are concluded;
   - Commissioners may choose to discuss the qualifications of the applicants at the Special Public Meeting.
3. November 10, 2026: Appointment of Commissioner, District 1. The appointed Commissioner will then serve in that capacity until certification of the 2027 election.

B. CEO Report

Mr. Arntzen reported on the following:

- The City of Kennewick and Kennewick Fire Department submitted a letter of support for the passenger boat. Mr. Arntzen continues to work with TRIDEC on funding;
- *The Tri-Cities Journal of Business* featured an update on the passenger boat;
- Commissioner Novakovich, Ms. Olson, and Mr. Arntzen will attend the HIITEM'WAQ'IISWIT "Dance for Life" Powwow in Lewiston, Idaho;
- Tri Ports met last week, which now includes the Port of Walla Walla.

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

Commissioners reported on their respective committee meetings.

D. Non-Scheduled Items

Mr. Kooiker stated the Port received a HAIEF Grant for the Vista Field Pavilion Parking Lot Project was for $325,000.00, which covers the A&E, and the Rural County Capital Funding will cover the construction.

Ms. Olson reported that last week, the Tri City River Shore Enhancement Council held a field tour for the new USACE Walla Walla District Commander, Lt. Colonel Doug Dresch. Part of the tour included a stop at Clover Island and a Lighthouse inspection, to discuss the incredible partnership between the Port, USACE, the CTUIR, Benton County and the City of Kennewick.

Mr. Arntzen stated it is nice to see Cal Coie in the audience today.

Ms. Scott reminded Commissioner Novakovich to discuss the Benton Franklin Council of Governments Board Meeting.

Commissioner Novakovich stated that since he will be attending the powwow in Lewiston, Commissioner Contreras Gonzalez will be attending the Benton Franklin Council of Governments Board Meeting in his place. Commissioner Novakovich apprised Commissioner Contreras Gonzalez of some of the action items.

Commissioner Novakovich would like to schedule a meeting with Fred Hill from the CTUIR to discuss the Tri-Cities Powwow on November 6, 2026.

Commissioner Novakovich stated before his passing, CTUIR Elder Les Minthorn and I discussed writing a publication on friendship. Commissioner Novakovich found an author from Prineville, Oregon who is interested in our story.

Mr. Arntzen commented on the data center issue and stated the Port does not have property large enough or electricity available for a data center.

No further comments.

PUBLIC COMMENT

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:19 p.m.

APPROVED:

PORT of KENNEWICK
BOARD of COMMISSIONERS

District 1 Position, Vacant

President

Skip Novakovich, Vice President

Raul Contreras Gonzalez, Secretary

EXHIBIT A

PORT of KENNEWICK

2027/28 Budget

Managing Resources & Accountability

October 13, 2026

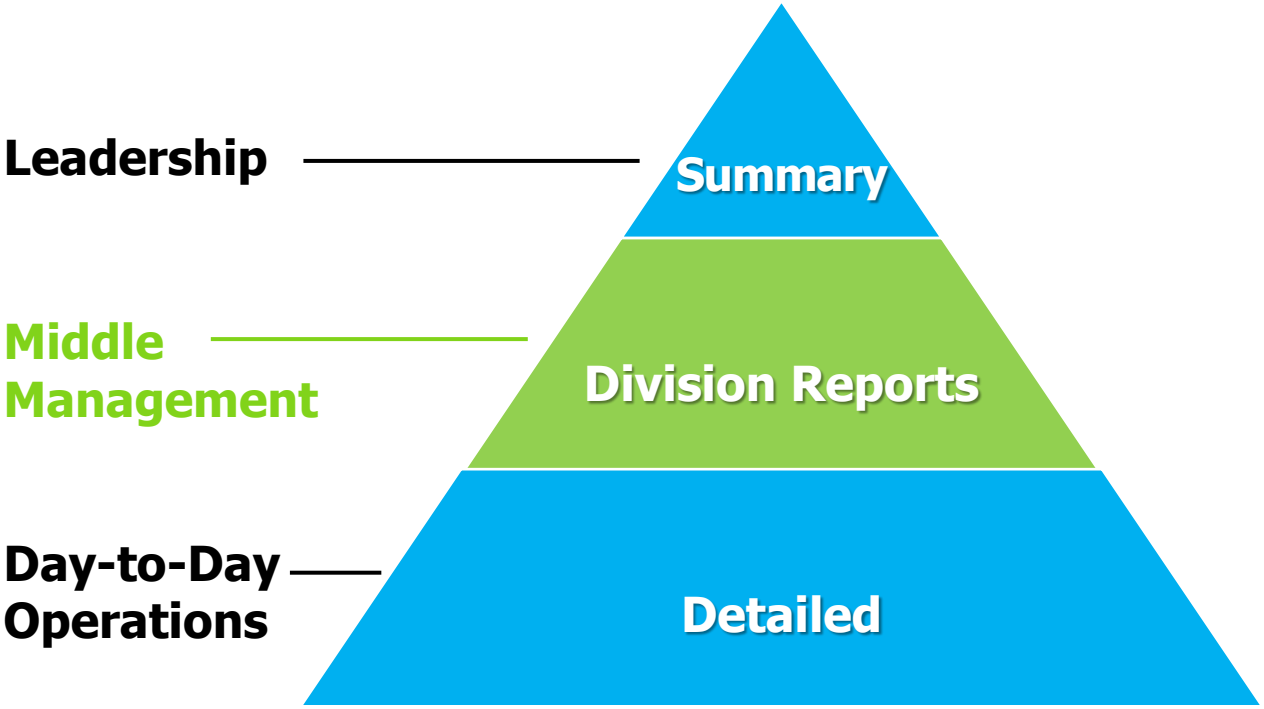
Nick Kooiker, CFO/Auditor

GFOA

(Government Finance Officers Association)

Reporting Pyramid

Reporting Pyramid



PORT of KENNEWICK

Economic Data

National Level

State Level

Local Level

Unemployment: National ~ State ~ Local

4.1%

National
Unemployment Rate

4.3% in 2025

5.2%

State
Unemployment Rate

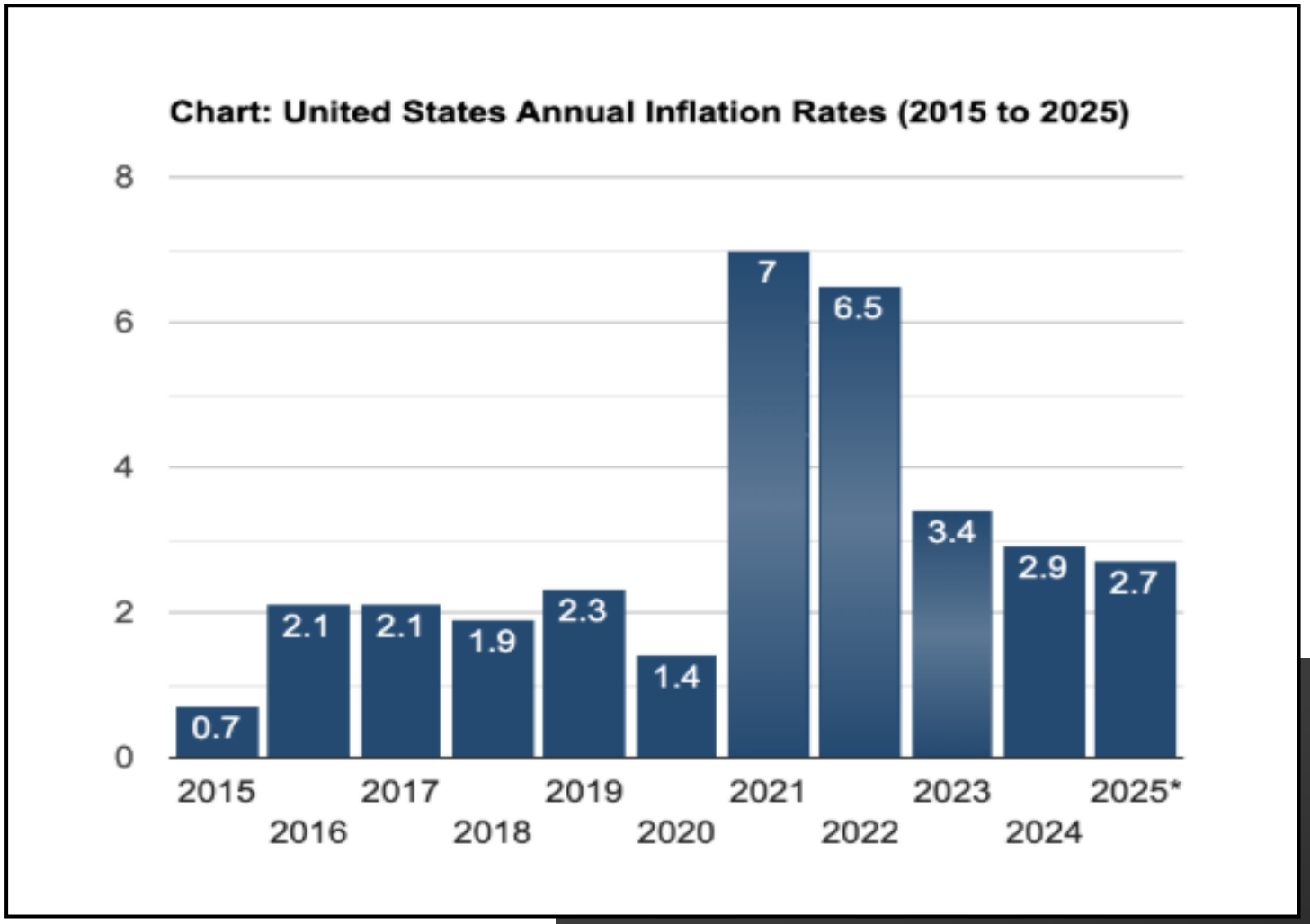
4.5% in 2025

4.2%

Benton County
Unemployment Rate

4.7% in 2025

EXHIBIT A



Inflation Stabilizing

PORT of KENNEWICK

EXHIBIT A

Port's Current Financial Position

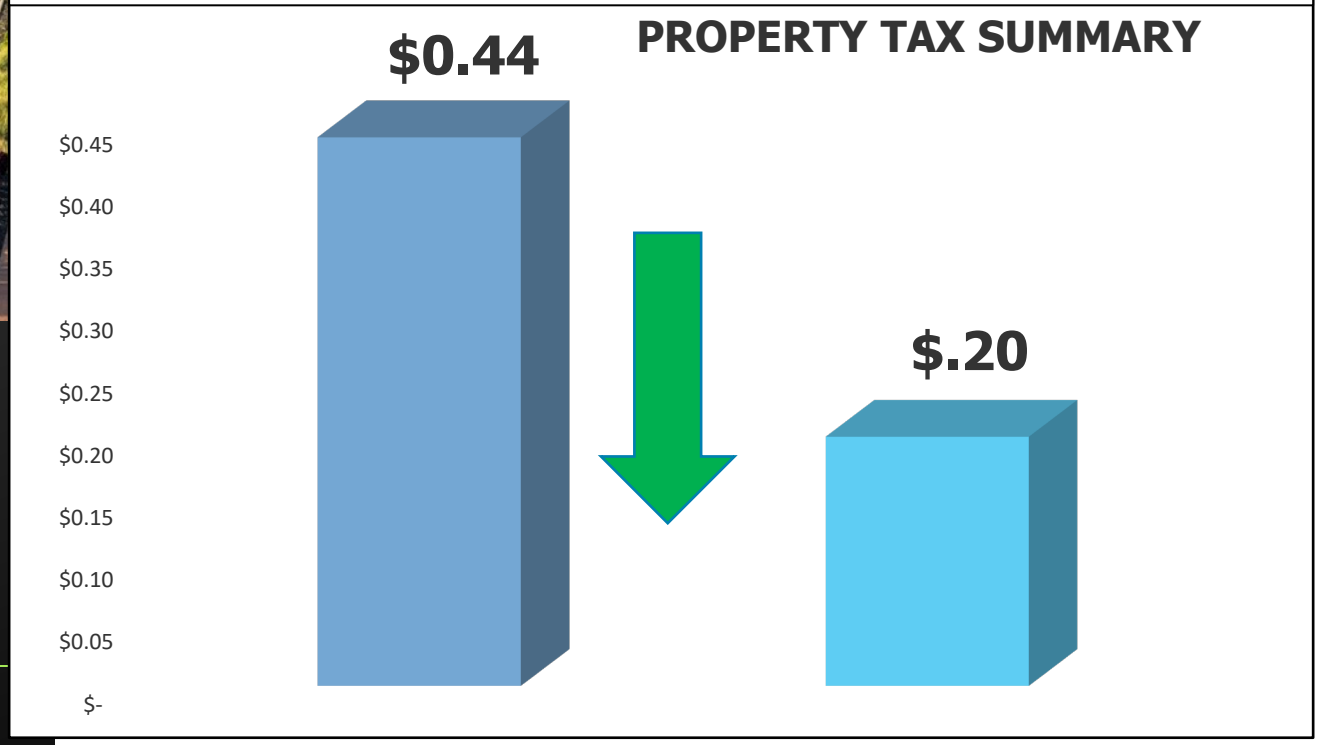
- Approximately $11M in cash
- Port owes just over $2.8M on the Vista Field loan
- Operating revenues are approximately 3.5% higher than benchmark
- Operating expenses are approximately 18% under benchmark
- Port's net position is approximately $67M
- The 2026 levy rate is ¢.20/thousand, compared to ¢.44 in 2001

PORT of KENNEWICK

EXHIBIT A

Property Tax Summary 2001 vs 2026

Property Tax *Levy Rate* per thousand has <u>fallen</u> to *only* $0.20 in 2026!



PORT of KENNEWICK

EXHIBIT A

Budget Philosophy

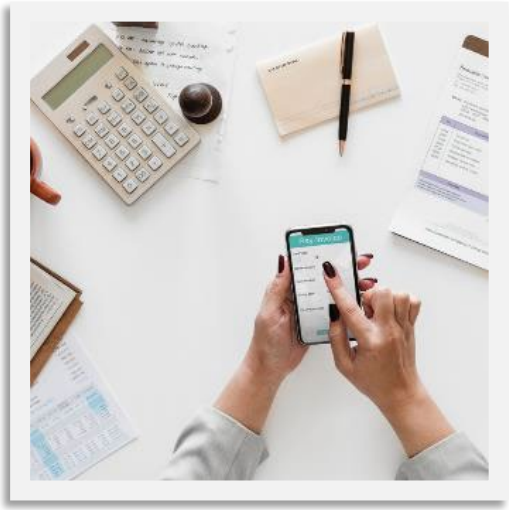
Resolution 2018-27

- 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
- Provide the public with high-quality projects and services within a healthy work environment by encouraging efficiency
- $2.5M reserve fund
  - Environmental Pollution Claims against the Port

PORT of KENNEWICK

EXHIBIT A

Budget Assumptions



Fund Balance

Forecasting fund balance on 12/31/26 to be approximately $10M

Inflation

This budget is conservative, allowing for increased expenses

RCCF

Capital Budget relies heavily on land sales and RCCF funding

Maintaining Port Investments

Budget reflects funding to maintain current service levels while adding funds to handle new Vista Field capital projects

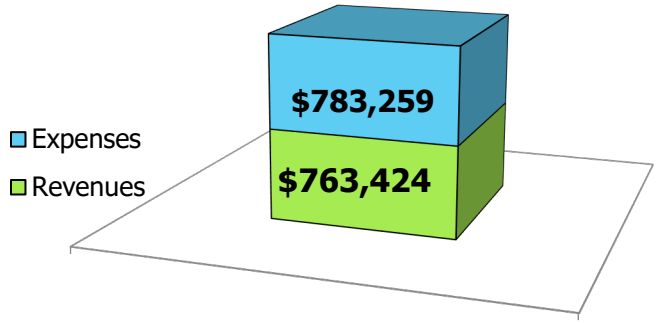
PORT of KENNEWICK

Marine Division

Revenue & Expenses

EXHIBIT A

Responsible for operations and management of marina, haul outs and boat storage.



- **The marina is nearly 100% occupied, so recommending a minimum 5% per year increase in rates to help offset capital Marina improvements.**
- **Expenses include increase in Marina liability insurance, security patrols and milfoil treatment costs.**
- **Most expenses are indexed to a 5% inflation factor, an actual contract amount or estimated by department manager.**
- **Expenses do not include direct staffing cost.**

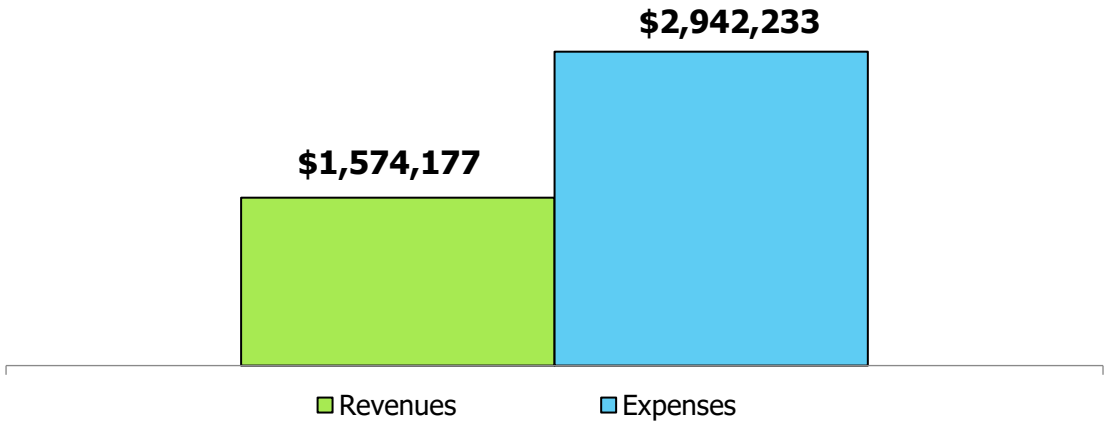
PORT of KENNEWICK

Property Management Division

Revenue & Expenses

Responsible for management, operations and maintenance of various Port assets (mainly Port buildings).

EXHIBIT A



- **Revenues are based upon leases in place through 2028, and leases that are "highly likely" to renew.**
- **Expenses include increase in utility expenses, extra Vista Field grounds maintenance, necessary repairs to Port properties, additional pavilions maintenance, and extra security patrols.**
- **Most expenses are indexed to a 5% inflation factor, an actual contract amount or estimated by department manager.**
- **Expenses do not include direct staffing cost.**

PORT of KENNEWICK

Corporate Division

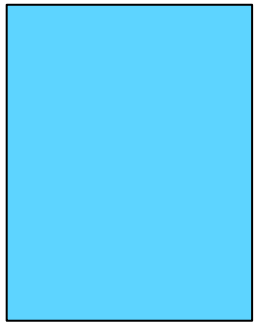
Revenue & Expenses

Other divisions are supported by the corporate division, some examples include: Board of Commissioners, Legal, Accounting & Finance, IT and Contract Administration.

EXHIBIT A

Corporate Cost

$478,396



- **Expenses include increase in liability insurance, Port business advertising, phones, printers, office supplies, janitorial, and automobile expenses.**
- **Most expenses are indexed to a 5% inflation factor, an actual contract amount or estimated by department manager.**
- **Expenses do not include direct staffing cost.**

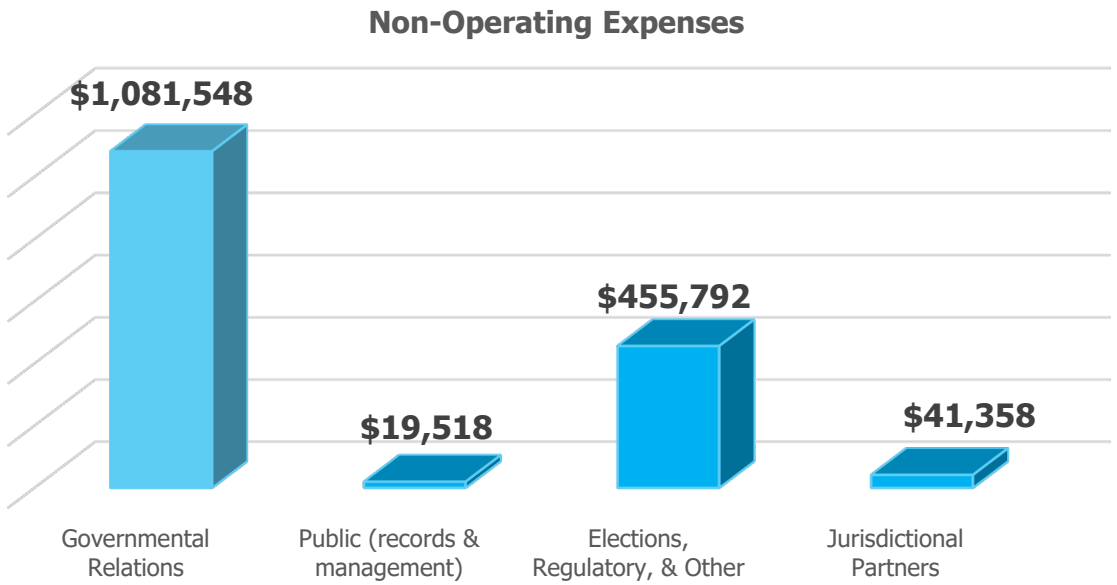
PORT of KENNEWICK

Non-Operating Division

Expenses

This division includes various items that don't affect Port operations. This can include items such as: Election costs, third party audit expenses, marketing expenses, public records management and membership dues.

EXHIBIT A



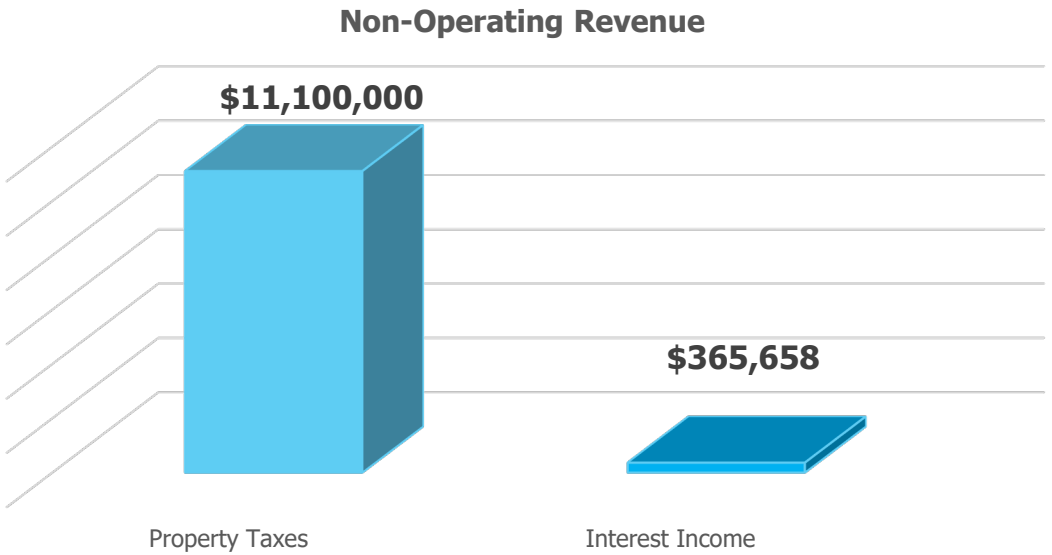
- **Many expenses are tied to a contract or membership dues such as TRIDEC, WPPA, Visit Tri-Cities, etc.**
- **Expenses include increased budget for 2027 election and SAO annual audits.**
- **Governmental relations cost include ADA compliance, promoting the Port and Port properties, graphics and creative designs, marketing and newsletter materials, vibrancy events including partnership with the City of Kennewick.**
- **Expenses do not include direct staffing cost.**

Non-Operating Division

Revenues

This division includes revenues classified as non-operating revenue by Governmental Accounting Standards Board (GASB). This includes items such as: Property Taxes and Interest Income.

EXHIBIT A



- **Property tax revenues are budgeted at $11.1 million, which is an estimated $60,000 in new tax revenue per year.**
- **Interest income is estimated just under $366 thousand.**
- **Non-operation revenues also includes land sales covered in Real Estate Division and grant funding covered in Economic Development Division since it is tied to capital projects.**

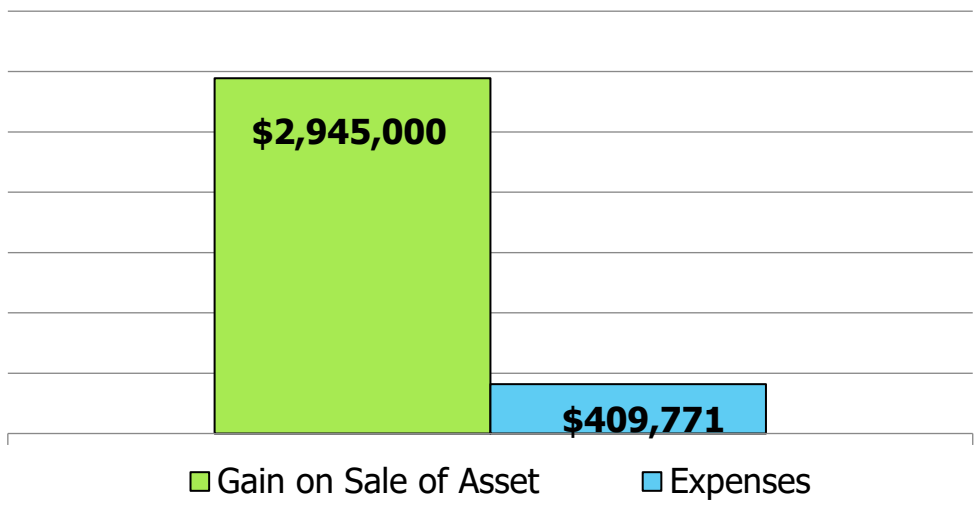
PORT of KENNEWICK

Real Estate Division

Revenue & Expenses

This division manages the process of buying or selling property in support of the Port's overall business plans.

EXHIBIT A



- **Vista Field redevelopment has unlocked massive land sale opportunities with several land sales pending and underway. The gain on the Vista Field land sales is estimated just under $3 million.**
- **Expenses are primarily cost for marketing and selling Vista Field properties.**
- **Expenses do not include direct staffing cost.**

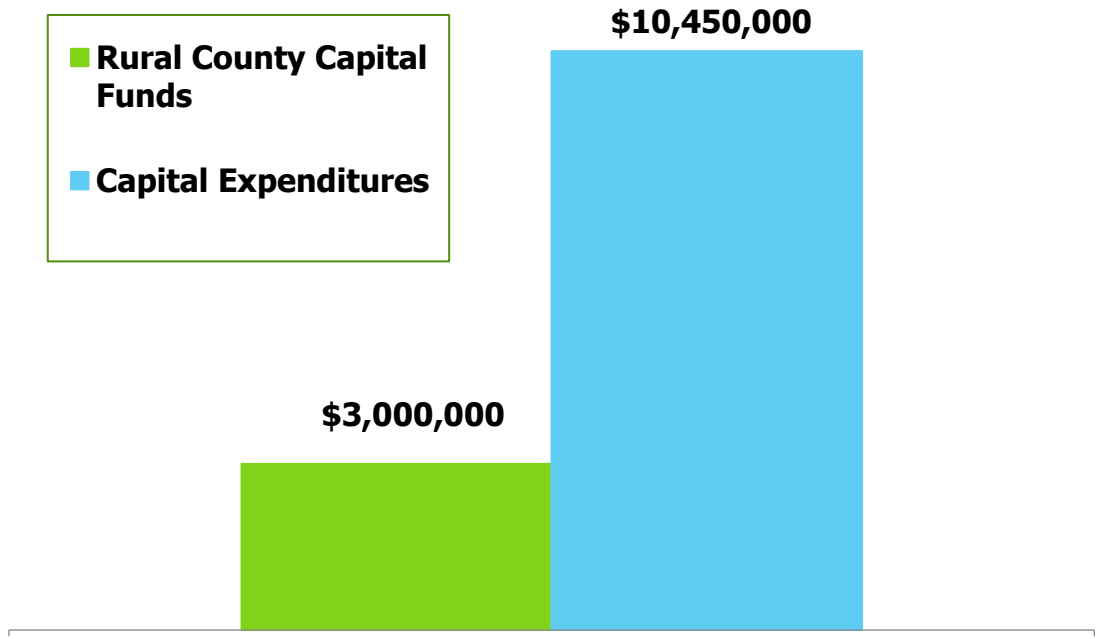
PORT of KENNEWICK

Economic Development Division

Revenue & Expenses

EXHIBIT A

This division supports all the Port's capital assets to be planned or constructed.



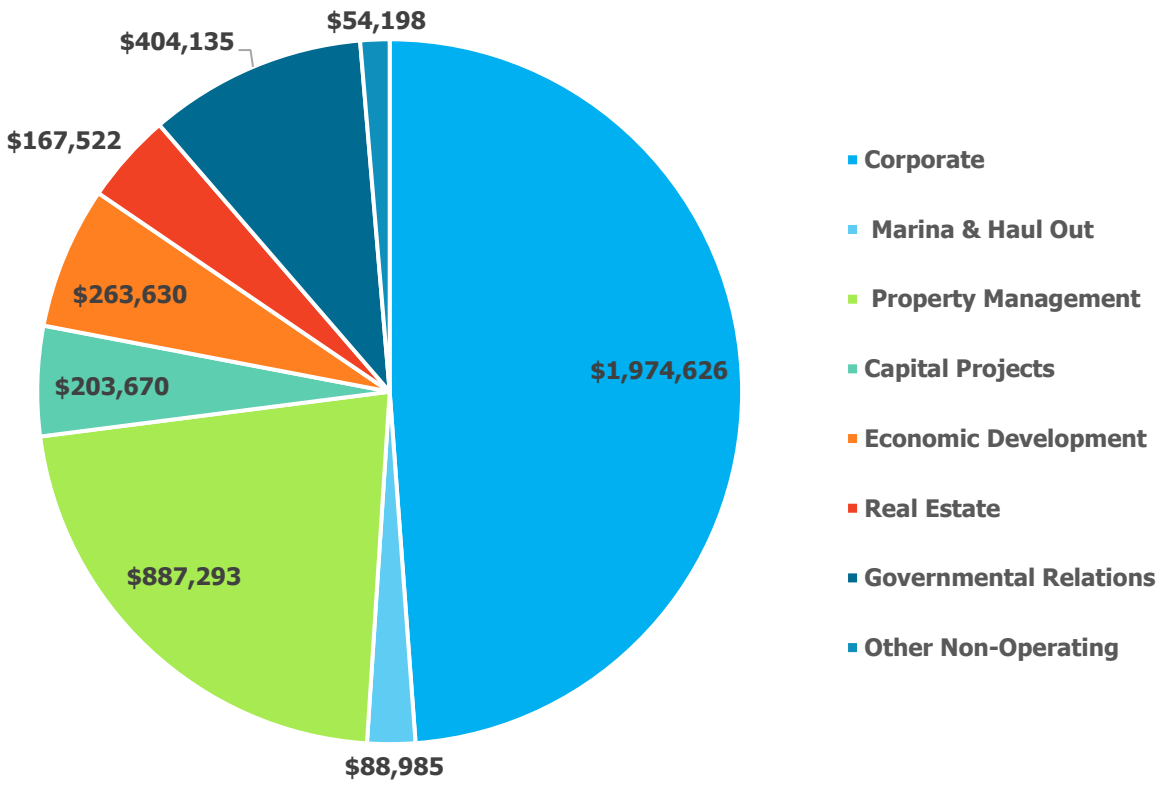
- **Revenues include $3 million RCCF for Vista Field Infrastructure.**
- **Expenses do not include direct staffing cost.**

PORT of KENNEWICK

Staffing Cost Allocation

EXHIBIT A

Estimated annual staffing cost is based on direct time spent in each division or capital project.



Staffing cost above is based on estimated annual cost and subject to change based on actual time spent in each division or capital project. Cost includes salaries, mandatory PERS contributions, mandatory taxes (state and federal), medical benefits, and VEBA contributions.

PORT of KENNEWICK

EXHIBIT A

Capital Projects

2027-2028 Capital Projects				
PROJECT COST	**Location**	**Funding Source**	**Existing Commitment**	**TOTAL 27/28**
Infrastructure West Construction & Amenities (BlueChart Block #1)	Vista Field	Land Sale	Committed 2025/2026	$ 2,500,000
Joint-Use Parking Lots- VF Pavilions Azure Drive & Utilities ($2.1 m budget w/ $1.9m left - estimated $250k spent in 2026)	Vista Field	**RCCF**	**RCCF/HAEIF Committed 2025/2026**	$ 1,650,000
Joint-Use Parking Lot - Constellation Way (Lot 23-25)	Vista Field	Land Sale	Committed 2025/2026	$ 2,000,000
Joint-Use Parking - City of Kennewick Entertainment District Lot E	Vista Field	Land Sale	Committed in 2026	$ 1,000,000
Infrastructure West Construction -Vista Field Blvd & Roosevelt St.	Vista Field	**RCCF**	**RCCF Candidate**	$ 2,000,000
VF Town Architect	Vista Field	Port Operations		$ 300,000
Marina Repairs	Marina	Port Operations		$ 350,000
Benton County Partner Project	Misc.	Port Operations		$ 150,000
Opportunity Fund	Misc.	Port Operations		$ 100,000
Asset Replacement	Misc.	Port Operations		$ 400,000
TOTAL				***$ 10,450,000***

EXHIBIT A

2027/28 Preliminary Budget

	2027 & 2028 BUDGET
Total Revenues	*$ 19,748,259*
Total Expenses (less capital and promotional hosting)	*$ 13,914,869*
Profit (Loss)	***$ 5,833,390***
Capital Expenses	$ 10,854,966
Promotional Hosting Expenses	$ 24,190
Beginning Cash on Hand	$ 10,247,156
Bond Principal Payments	$ 900,000
Reserve Fund	$ 2,500,000
Unrestricted Fund Balance	$ 1,801,390
Ending Cash on Hand	***$ 4,301,390***

Thank You

Nick Kooiker, CFO/Auditor
509-586-1186
nick@portofkennewick.org

AGENDA REPORT

TO: **Port Commission**

FROM: **CEO Evaluation Committee**

MEETING DATE: **October 27, 2026**

AGENDA ITEM: **Approval of CEO's 2027/28 Goals & Objectives**

I. REFERENCE(S): Exhibit "A" Ongoing CEO Goals 2023 through 2026
Exhibit "B" CEO Evaluation Committee Recommended 2027-28 Goals
Resolution 2022-19 CEO Evaluation Policy

II. FISCAL IMPACT: N/A

III. DISCUSSION: Before the Commission today is a proposed list of 2027/28 goals and objectives, attached as Exhibit "B". The proposed goals were drafted by the CEO Evaluation Committee, following guidance established by the Commission policy via Resolution 2022-19. The CEO has also reviewed the proposed goals.

IV. RECOMMENDATION: Approve Resolution 2026-19, approving CEO's 2027/28 goals and objectives.

V. ACTION REQUESTED OF COMMISSION:

Motion: ***I move approval of Resolution 2026-19, approving CEO's 2027/28 goals and objectives.***

Exhibit "A"

EXHIBIT A	**CEO Goals & Objectives (update on 2023/24 & 2025/26 ongoing goals)**				
DATE:	**October 27, 2026**				
GOAL & OBJECTIVE		**TACTICAL STEPS**	**ACTION**	**STATUS**	**COMMENTS**
2023/2024 Goals and Objectives					
Vista Field	**2023/24 GOAL 2**	Complete Vista Field Development building exterior improvements	Considered complete when presented to Commission.	**Completed**	Commission approved public works contract on 9/24/24. Estimated completion February 2025. Approved by Commission on 3/25/25. Resolution 2025-07
Kennewick Waterfront	**2023/24 GOAL 3**	Prepare and market one clover island lot for lease.	Considered complete when presented to Commission.	**Work in Process**	Shoreline improvements have been completed. This task has been delayed significantly due to the amount of interest in the Port's Vista Field Project. As such, general staffing and financial resource allocations have been utilized at Vista Field in lieu of Clover Island.
Kennewick Waterfront	**2023/24 GOAL 5**	Market for sale, and sell or lease one lot in the Kennewick waterfront area which includes willows, cable greens, and columbia drive	Considered complete when presented to Commission.	**Work in Process**	This task has been delayed significantly due to the amount of interest in the Port's Vista Field Project. As such, general staffing and financial resource allocations have been utilized at Vista Field in lieu of Kennewick Waterfront Projects.
2025/2026 Goals and Objectives					
Vista Field	**2025/26 GOAL 1**	Present design for Daybreak Commons.	Considered complete when presented to Commission.	**Completed**	Approved by Commission on 10/28/25. Resolution 2025-19
Vista Field	**2025/26 GOAL 2**	Collaborate with BlueChart's contractors to present a plan for the first stage of amenities at Vista Field.	Considered complete when presented to Commission.	**Work in Process**	Rekindled BlueChart Homes relationship after PFAS: Participated in calls with BlueChart and had an in-person meeting with BlueChart on September 28 following the yearlong PFAS-forced pause to discuss next steps in the builder's plans for single-family residential homes in Vista Field's Phase 1 and eventually across the site.
Vista Field	**2025/26 GOAL 3**	Present a plan for identification and recruitment of one new academic, governmental, or insitutional user at Vista Field.	Considered complete when presented to Commission.	**Completed**	Approved by Commission on 2/25/25. Resolution 2025-05
District Wide	**2025/26 GOAL 4**	Develop plan to accommodate staffing/office needs long term (potential renovation of office space).	Considered complete when presented to Commission.	**Completed**	Approved by Commission on 3/25/25. Resolution 2025-11
District Wide	**2025/26 GOAL 5**	Update historical background for comp scheme, including history with tribe.	Considered complete when presented to Commission.	**Completed**	Approved by Commission on 12/9/25. Resolution 2025-28

Exhibit "A"

GOAL & OBJECTIVE		TACTICAL STEPS	ACTION	STATUS	COMMENTS
Kennewick Waterfront	**6**	Perform marina safety analysis (electrolysis; stray current, etc.) by use of qualified contractor.	Considered complete when presented to Commission.	**Work in Process**	Analysis Completed. Report writing underway in preparation for a Commission presentation. Expect to be completed by end of 2026.
Vista Field	**2025/26 GOAL** **7**	Complete construction of Woonerf North & Woonerf South parking lots at Vista Field.	Considered complete when presented to Commission.	**Work in Process**	Contract was bid in August 2026, and awarded in September 2026. Substantial completion is estimated to be spring 2027.
District Wide	**2025/26 GOAL** **8**	Update Comprehensive Scheme of Development	Considered complete when presented to Commission.	**Completed**	Approved by Commission on 3/11/25. Resolution 2025-06
District Wide	**2025/26 GOAL** **9**	Propose and vet potential alternative artwork projects.	Considered complete when presented to Commission.	**Completed**	Approved by Commission on 2/11/25. Resolution 2025-02
District Wide	**2025/26 GOAL** **10**	Assemble and manage an expert environmental team while leading the port through the process of addressing a PFAS discovery at Vista Field, including sampling, analysis, Department of Ecology communication, mitigation planning, cost recovery models, and Commission, stakeholder and media communications.	Considered complete upon: a) Selecting, contracting and managing an expert environmental response team. b) Coordinating and overseeing internal and external Port members of the responsive team. c) Identification of scope and methodology acceptable to Dept of Ecology. d) Completion of phase 1 soil sampling. e) Creation, as needed, of an actionable mitigation plan. f) Consideration of cost recovery options, tempered with Port philosophy, marketing and community values and expectations. g) timely, responsible, and transparent communications with Commission, Port team, stakeholders and media throughout the process.	**Work in Process**	a) Selected and contracted with expert legal and environmental experts. b) Managed team of experts throughout the investivation, cleanup and closeout process. c) Conducted regular timely, responsible, and transparent communications with commission, port team, stakeholders and media throughout the process. d) Completed phase 1 and sitewide PFAS environmental investigation/soil sampling. e) Developed a Clean Up Action Plan (mitigation plan) that included the scope and methodology acceptable to Ecology and completed soil remediation. f) Considered cost recovery options tempered with port philosophy and community values and expectations throughout the entire effort with team of experts and Commission input. g) Preparing a closeout memo to present to Commission after receiving a "No Further Action" letter from Ecology in June 2026. Expect to be completed by end of 2026.

Exhibit "B"

PORT OF KENNEWICK
CEO EVALUATION COMMITTEE'S
RECOMMENDED GOALS - 2027-2028

1. Host a gathering to formally recognize the 15th anniversary of the February 26, 2013, signing of the historic Port of Kennewick/CTUIR Memorandum of Understanding.

   Measurement: Considered complete once the gathering is held.

2. Sell one additional lot at Vista Field (not including active sales).

   Measurement: Considered complete when the sale is approved by the Commission.

3. Develop a capital investment plan for the Columbia Gardens Artisan Village.

   Measurement: Considered complete when presented to Commission.

4. Review and update the Port's succession plan to include pending retirements in the Real Estate & Planning Divisions.

   Measurement: Considered complete when presented to Commission.

5. Research, review, and present ideas to the Port Commission for future proofing the Port's finances to continue the organization's long record of fiscal responsibility.

   Measurement: Considered complete when presented to Commission.

6. Draft an Emergency Preparedness Plan for the Port.

   Measurement: Considered complete when presented to Commission.

7. Submit plans for BlueChart phase one infrastructure to the Port Commission.

   Measurement: Considered complete when presented to Commission.

8. Submit plans for Vista Field Boulevard to the Port Commission.

   Measurement: Considered complete when presented to Commission.

9. Research, review, and present an idea for a Benton County partnership project to the Port Commission.

   Measurement: Considered complete when presented to Commission.

10. Flexible Goal: Identify and present one additionally beneficial project or ROI partnering opportunity to Commissioners.

    Measurement: This goal will be brought to the Commission for approval prior to commencement.

PORT OF KENNEWICK

Resolution No. 2026-19

A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS APPROVING CEO'S 2027/28 GOALS AND OBJECTIVES

WHEREAS, the Board of Commissioners of the Port of Kennewick met this 27th day of October, 2026, a quorum of the Commissioners being present; and

WHEREAS, pursuant to the CEO's employment agreement, the Port Commission is required to approve goals and objectives on an annual basis; and

WHEREAS, the CEO Evaluation Committee has met multiples times to prepare a proposed goals list for the 2027/28 budget cycle as identified in Exhibit B.

NOW, THEREFORE, **BE IT RESOLVED** the Port of Kennewick Board of Commissioners hereby approves the 2027/28 CEO's Goals and Objectives, as attached in "Exhibit B".

BE IT FURTHER RESOLVED 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 27th day of October, 2026.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: __*District 1 Position Vacant*_____

Vacant, *President*

By: _____

SKIP NOVAKOVICH, *Vice President*

By: _____

RAUL CONTRERAS GONZALEZ,
Secretary

PORT OF KENNEWICK
CEO EVALUATION COMMITTEE'S
RECOMMENDED GOALS - 2027-2028

1. Host a gathering to formally recognize the 15th anniversary of the February 26, 2013, signing of the historic Port of Kennewick/CTUIR Memorandum of Understanding.

   Measurement: Considered complete once the gathering is held.

2. Sell one additional lot at Vista Field (not including active sales).

   Measurement: Considered complete when the sale is approved by the Commission.

3. Develop a capital investment plan for the Columbia Gardens Artisan Village.

   Measurement: Considered complete when presented to Commission.

4. Review and update the Port's succession plan to include pending retirements in the Real Estate & Planning Divisions.

   Measurement: Considered complete when presented to Commission.

5. Research, review, and present ideas to the Port Commission for future proofing the Port's finances to continue the organization's long record of fiscal responsibility.

   Measurement: Considered complete when presented to Commission.

6. Draft an Emergency Preparedness Plan for the Port.

   Measurement: Considered complete when presented to Commission.

7. Submit plans for BlueChart phase one infrastructure to the Port Commission.

   Measurement: Considered complete when presented to Commission.

8. Submit plans for Vista Field Boulevard to the Port Commission.

   Measurement: Considered complete when presented to Commission.

9. Research, review, and present an idea for a Benton County partnership project to the Port Commission.

   Measurement: Considered complete when presented to Commission.

10. Flexible Goal: Identify and present one additionally beneficial project or ROI partnering opportunity to Commissioners.

    Measurement: This goal will be brought to the Commission for approval prior to commencement.

PORT OF KENNEWICK

RESOLUTION NO. 2026-20

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK ADOPTING THE 2027 & 2028 BUDGET

WHEREAS, the Board of Commissioners of Port of Kennewick met to hear the preliminary budget at a regular meeting on October 13, 2026, a quorum of the Commission being present; and

WHEREAS, Port of Kennewick has properly given notice of the public hearing held on October 27, 2026, to consider Port of Kennewick's Budget for the 2027 and 2028 calendar years, pursuant to RCW 84.55.120; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Port of Kennewick after a public hearing, and after duly considering all relevant evidence and testimony presented, has adopted the attached budget for Port of Kennewick for the year 2027 & 2028.

ADOPTED by the Board of Commissioners of Port of Kennewick at its Regular Meeting on October 27, 2026.

PORT OF KENNEWICK
BOARD OF COMMISSIONERS

By: *District 1 Position Vacant*

Vacant, President

By: _____

SKIP NOVAKOVICH, Vice President

By: _____

RAUL CONTRERAS GONZALEZ, Secretary

Port of Kennewick

2027/28 APPROVED BUDGET

Fostering Jobs

Building Infrastructure

Enhancing Quality of Life

Resolution 2026-20
October 27, 2026

Mission & Goals

The Port of Kennewick's mission is to provide and support sound economic growth opportunities that create jobs and/or improve the quality of life of the port district citizens.

Economic Development and Job Creation Goals:

- Provide the public with high-quality projects and services within a healthy work environment with available resources.
- Evaluate economic development opportunities based on results to be derived district-wide versus project-specific or jurisdiction-specific.
- Encourage transparency, open competition and equal project consideration, fostering a reputation for fairness with the local business community.
- Support intergovernmental cooperation by partnering with entities which demonstrate support.

These above goals will be accomplished through the following projects:

- Vista Field Redevelopment
    - Joint-Use Parking Lots & Infrastructure Committed in 2025/2026
        1. Vista Field Pavilions Azure Drive & Utilities (RCCF/HAEIF Funded)
        2. Constellation Way Lots 23-25
        3. City of Kennewick Entertainment District Lot E
        4. Infrastructure West Construction & Amenities
    - Vista Field Blvd & Roosevelt Street Infrastructure West Construction (RCCF Candidate)

Financial, Operational, and Budget Philosophy:

- The Port is maintaining its goal of a balanced budget.
- The Port is fiscally sound and is ensuring its available resources do not exceed expenditures.
- The Port's budget allows funding for additional staff to facilitate budgeted capital projects while promoting fiscal responsibility.
- The Port will continue to report Return on Investment as appropriate and share audited financial reports with the public.

2027/28 PRELIMINARY BUDGET*

	2027 & 2028 BUDGET
Total Revenues	*$ 19,748,259*
Total Expenses (less capital and promotional hosting)	*$ 13,914,869*
Profit (Loss)	***$ 5,833,390***
Capital Expenses	$ 10,854,966
Promotional Hosting Expenses	$ 24,190
Beginning Cash on Hand	$ 10,247,156
Bond Principal Payments	$ 900,000
Reserve Fund	$ 2,500,000
Unrestricted Fund Balance	$ 1,801,390
Ending Cash on Hand	***$ 4,301,390***

*The 2027 & 2028 Preliminary Budget PowerPoint Presentation is integral to the Port of Kennewick's preliminary budget document.

*For questions regarding this report, contact the Port's Chief Financial Officer, Nick Kooiker at 509-586-1186

AGENDA REPORT

TO: **Port Commission**

FROM: **Nick Kooiker, Deputy CEO/CFO/Auditor**

MEETING DATE: **October 27, 2026**

AGENDA ITEM: **Resolution 2026-21; Levy Certification**
Resolution 2026-22; Increase in Tax Capacity

I. REFERENCE(S): None.

II. FISCAL IMPACT: Estimated $6,300,000. Depends on final tax certification.

III. DISCUSSION: Every year, the Port must take action in order to certify their tax levy for the next calendar year. The first resolution (Levy Certification) is the formal document certifying the amount of property taxes to be certified in 2027. The second resolution (Increase in Tax Capacity) allows the Port to take the statutory 1% levy increase.

IV. STAFF RECOMMENDATION:
Approve the resolutions.

V. ACTION REQUESTED OF COMMISSION:

Motion: *I move approval of Resolution 2026-21, certifying the Port of Kennewick's tax levy for 2027 collections, and Resolution 2026-22, increasing the Port of Kennewick's tax levy capacity in 2027.*

PORT OF KENNEWICK

RESOLUTION NO. 2026-21

A RESOLUTION OF THE BOARD OF COMMISSIONERS FOR THE PORT OF KENNEWICK CERTIFYING THE PORT'S 2027 LEVY

WHEREAS, the Board of Commissioners of the Port of Kennewick met and considered its budget for the calendar year 2027 and 2028 at a regular meeting on October 27, 2026, a quorum of the Commission being present; and

WHEREAS, a legal notice of public hearing on the Preliminary Budget of Port of Kennewick for the calendar year of 2027 and 2028 was published in accordance with RCW 53.35.020, RCW 53.35.045 and RCW 84.52.020; and

WHEREAS, the Port's actual levy amount from 2026 year was $5,418,395; and

WHEREAS, the population of the Port is more than 10,000; and

WHEREAS, the Board of Commissioners of Port of Kennewick after hearing and after duly considering all relevant evidence and testimony presented, determined that the Port of Kennewick requires a regular levy for the 2027 tax year in the amount of $6,300,000, which includes an increase in property tax revenue from the previous year, amounts resulting from the addition of new construction, improvements to property, any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the district and in its best interest.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick substantiate that an increase in the regular property tax levy is hereby authorized for the levy to be collected in 2027 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be approximately $90,000, which is a one-percent increase from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Port of Kennewick hereby directs the Chief Financial Officer/Auditor to certify a copy of this resolution and forward the same to the Clerk of the Board of the County Commissioners in accordance with RCW 84.52.020.

APPROVED and dated by the Commissioners of the Port of Kennewick at a Regular Meeting on October 27, 2026.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: *District 1 Position Vacant*

President

By: _____

SKIP NOVAKOVICH, Vice President

By: _____

RAUL CONTRERAS GONZALEZ, Secretary

CERTIFICATION OF TAX LEVY

STATE OF WASHINGTON
County of Benton

In accordance with RCW 84.52.020, I, **Nick Kooiker**, CFO/Auditor for Port of Kennewick, do hereby certify to the Benton County legislative authority that the Commissioners of said district request that the following levy amounts be collected in 2027 as provided in the district's budget, which was adopted following a public hearing held on October 27, 2026. I hereby request the Board of County Commissioners of Benton County, Washington, to make said regular levy of the Kennewick Port District, as set forth below, and that said regular levy is for operation, maintenance, land acquisition, construction, and the levy is to be distributed as follows:

Expense (General) Fund	$6,289,009
Administration Refund Fund	$10,991
Total Regular Levy	***$6,300,000***
Population Certification:	*Above 10,000*

If the above certification is more than the Assessor's levy calculations, the Assessor's Office is directed to reduce the Expense (General) Fund amount to the actual Assessor's levy calculation.

CERTIFIED this 27th day of October, 2026.

CERTIFIED BY:

PORT of KENNEWICK
CFO/AUDITOR

Nick Kooiker

PORT OF KENNEWICK

RESOLUTION NO. 2026-22

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING AN INCREASE IN TAX LEVY CAPACITY PURSUANT TO RCW 84.55.120 AND WAC 458-19-005

WHEREAS, a public hearing was held at a regular meeting on October 27, 2026 by the Board of Commissioners for the Port of Kennewick regarding the 2027 and 2028 budget; and

WHEREAS, pursuant to RCW 84.55.120 and WAC 458-19-005, the rate of inflation (IPD rate) for 2026 is 3.876% and the limit factor for property taxes for 2027 is 101%; and

WHEREAS, the Port of Kennewick's levy amount from the previous year was $5,418,395; and

WHEREAS, the Port has set its increase in tax levy capacity for the 2027 and 2028 budget at one percent (1%) and finds there is substantial need to set the levy limit at one hundred and one percent (101%); and

WHEREAS, the Board of Commissioners of the Port of Kennewick Taxing District, after hearing and after duly considering all relevant evidence and testimony presented, finds there is a substantial need to set the levy limit at one hundred one percent (101%), to discharge the expected expenses and obligations of the district and in its best interest.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Port of Kennewick Taxing District that an increase in the regular property tax levy, in addition to the increase resulting from the addition of new construction and improvements to property and any increase in levy value of state assessed property, is hereby authorized for the 2027 levy in the amount of approximately $90,000 which is a one (1%) percentage increase from the previous year.

ADOPTED by the Board of Commissioners of the Port of Kennewick at a Special Meeting held this 27th day of October 2026; and duly signed by its proper officers in the authentication of its passage on said date.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: *District 1 Position Vacant*

President

By: _____

SKIP NOVAKOVICH, Vice President

By: _____

RAUL CONTRERAS GONZALEZ, Secretary

Department of Revenue
Washington State

Ordinance / Resolution No. 2026-XX

RCW 84.55.120

WHEREAS the Commissioners (Governing body of the taxing district) of Port of Kennewick (Name of the taxing district) has met and considered its budget for the calendar year 2027; and

WHEREAS the districts actual levy amount from the previous year was $ 5,418,395.00 (Previous year's levy amount); and

WHEREAS the population of this district is [x] more than or [ ] less than 10,000; and now, therefore, (Check one)

BE IT RESOLVED by the governing body of the taxing district that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2027 (Year of collection) tax year.

The dollar amount of the increase over the actual levy amount from the previous year shall be $ 90,000.00 which is a percentage increase of 1.0 (Percentage increase) % from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, solar, biomass, and geothermal facilities, any increase in the value of state assessed property, increment value, any annexations that have occurred and refunds made.

Adopted this 27 day of October, 2026.

Vacant

Vacant, Commissioner District 1

Skip Novakovich, Commissioner District 3

Raul Contreras Gonzalez, Commissioner District 2

If additional signatures are necessary, please attach additional page.

This form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax levies. A certified budget/levy request, separate from this form is to be filed with the County Legislative Authority no later than November 30th. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The Department of Revenue provides the "Levy Certification" form (REV 64 0100) for this purpose. The form can be found at: http://dor.wa.gov/docs/forms/PropTx/Forms/LevyCertf.doc.

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