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

To participate by telephone, please call: 1-877-309-2073, Access Code: 305-271-661

Or, join on-line at the following link: https://meet.goto.com/305271661

AGENDA

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

November 10, 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 November 3, 2026
B. Approval of Warrant Register Dated November 10, 2026
C. Approval of Regular Commission Meeting Minutes October 27, 2026
D. Approval of Special Commission Meeting Minutes November 4, 2026
E. Approval of Sixth Amendment of Purchase and Sale Agreement with BlueChart, LLC; Resolution 2026-23
F. Approval of Sixth Amendment of Purchase and Sale Agreement with Vista Field, LLC; Resolution 2026-24

VI. ACTION ITEMS
A. Vista Field PFAS Environmental Investigation Report; Resolution 2026-25 (TIM)
B. Vista Field Pricing Update; Resolution 2026-26 (AMBER/LARRY)
C. Clover Island Marina Safety (Electrolysis) Analysis; Resolution 2026-27 (MICHAEL)
D. CEO's 2026 Performance Evaluation; Resolution 2026-28 (NICK/CAROLYN/RAUL)

VII. DISTRICT 1 COMMISSIONER APPOINTMENT

VIII. OATH OF OFFICE

IX. REPORTS, COMMENTS AND DISCUSSION ITEMS
A. Vista Field Update (AMBER/LARRY)
B. Kennewick Waterfront
   1. Passenger Boat Update (TIM)
C. CEO Report (if needed) (TIM)
D. Commission Meetings (formal and informal meetings with groups or individuals)
E. Non-Scheduled Items

X. PUBLIC COMMENT *(Please state your name and city of residence for the public record)*

XI. ADJOURNMENT

PLEASE SILENCE ALL NOISE MAKING DEVICES

PORT OF KENNEWICK
REGULAR COMMISSION MEETING

DRAFT **OCTOBER 27, 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
Larry Peterson, Director of Planning
Amber Hanchette, Director of Real Estate
Michael Boehnke, Director of Operations
Rochelle Olson, Director of Governmental Relations
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

Michael Boehnke led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

A. ***Approval of Direct Deposit and E-Payments Dated October 16, 2026***
Direct Deposit and E-Payments totaling $90,885.93
B. ***Approval of Warrant Register Dated October 27, 2026***
Expense Fund Voucher Number 108370 through 108418 for a grand total of $205,285.13
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: Resolution 2026-19***

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. ***Friends of Badger Mountain***
Mr. Arntzen introduced Friends of Badger Mountain Board Members, David Comstock, and David Beach, and Chris Waite, City of Richland Parks and Recreation Director.

Mr. Comstock gave a presentation on the new trails and anticipated trailheads that will connect to the existing trail system *(Exhibit A)* while working in conjunction with the City of Richland.

B. ***Summary of CEO's Accomplishments***
Staff outlined the CEO's 2026 accomplishments *(Exhibit B)*.

Commissioner Novakovich recessed the Regular Meeting at 3:00 p.m. and declared an Open Public Hearing for discussion regarding the 2027-2028 Budget and the 2026 Levy Certification.

PUBLIC HEARINGS

A. ***2027-28 Budget Adoption***
Mr. Kooiker presented the 2027-28 Budget for Commission approval.

MOTION: ***Commissioner Contreras Gonzalez moved to approve Resolution 2026-20, approving the 2027-28 Budget; Commissioner Novakovich seconded.***

PUBLIC COMMENTS

No comments were made.

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

B. ***2027 Regular Property Tax Levy***
C. ***2027 Increase in Tax Capacity***
Mr. Kooiker presented Resolution 2026-21 certifying the Port's Levy Certification, which allows the Port to collect taxes in 2027 and Resolution 2026-22 allows the Port to take the 1% statutory increase.

MOTION: ***Commissioner Contreras Gonzalez moved to approve 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 for 2027; Commissioner Novakovich seconded.***

PUBLIC COMMENTS

No comments were made.

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

Commissioner Novakovich closed the Public Hearings at 3:04 p.m. regarding the 2027/28 Budget and 2027 Levy Certification and Increase in Tax Capacity and reconvened the Regular Commission

Meeting.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Commissioner Appointment Update

Commissioner Novakovich stated the Commission independently reviewed the applications submitted by eligible community members for the District 1 vacancy on the port's Board of Commissioners.

The next step in the process is interviewing applicants, which we will do at a Special Commission Meeting on Wednesday, November 4th, 2026 at 5:00 p.m. in the Board Room at the Tri-Cities Business & Visitor Center in Kennewick.

It's important to note for members of the public that typically in this type of process, Commissioners would adjourn to executive session to privately deliberate on the applicants. However, we've selected to go through every step of the process in a way that is fully visible to the public. We realize our discussions may not always be comfortable for Commissioners or applicants. But please know our sincere intention is to achieve what is in the best interest of the Port. The slate of applicants is impressive. As we select finalists, our goal is to match the attributes of the applicants to what the Port would benefit most from today. With that said, Commissioner Novakovich asked Commissioner Contreras Gonzalez his thoughts regarding whether we want to interview all eight applicants or select finalists to interview.

The Commission agreed to select four applicants to interview.

1. Public Comment

No comments were made.

2. Selection of Applicants for Interviews

Commissioner Contreras Gonzalez selected Marie Mosely; Commissioner Novakovich seconded.
Commissioner Novakovich selected Matt Boehnke; Commissioner Contreras Gonzalez seconded.
Commissioner Contreras Gonzalez selected Don Britain; Commissioner Novakovich seconded.
Commissioner Novakovich selected Robert (Rob) Welch; Commissioner Contreras Gonzalez seconded.

<u>MOTION</u>: Commissioner Contreras Gonzalez moved that the following applicants are the finalists selected to be interviewed for the District 1 Commission seat on November 4, 2026: Matt Boehnke, Don Britain, Marie Mosley, Robert (Rob) Welch; Commissioner Novakovich seconded.

PUBLIC COMMENT

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

3. Review of Upcoming Meetings

Ms. Lake stated on October 28, 2026, the Clerk of the Board will send an email to the finalists with the list of questions they will be asked during the Special Meeting. From this point forward, we prefer that applicants do not contact Commissioners directly. Should questions arise, applicants may email questions to the Clerk of the Board, and the answers will be disseminated to all applicants.

a. November 4, 2026: Special Public Meeting at 5:00 p.m. at Tri-Cities Business and Visitor Center Board Room at 7130 W Grandridge Blvd., Suite C, Kennewick, WA;
   - 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 public 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.

b. November 10, 2026: Appointment of Commissioner, District 1. The appointed Commissioner will then serve in that capacity until certification of the 2027 election.

B. Kennewick Waterfront

1. Columbia Gardens Security Cameras

Mr. Boehnke reported that a new, permanent security pole with three cameras was recently installed at Columbia Gardens. Additionally, the Port added a new security camera on the 313 East Columbia Gardens Way building. We will relocate the portable security camera to Vista Field due to all the upcoming construction *(Exhibit C)*.

C. CEO Report

Mr. Arntzen reported on the following:

- Commissioner Novakovich, Ms. Olson, and Mr. Arntzen attended the HIITEM'WAQ'IISWIT "Dance for Life" Powwow in Lewiston, Idaho;
- Commissioner Novakovich and Mr. Arntzen toured a boat builder while in Lewiston to look at options for a passenger boat;
- Mr. Arntzen had a lunch meeting with Commissioner Contreras Gonzalez and Martin Valadez.
- Mr. Arntzen complimented the Commission and staff on working through the strict guidelines for the application and selection process for the District 1 Commissioner.

The Commission thanked staff for their work on the application process.

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

Commissioners reported on their respective committee meetings.

E. Non-Scheduled Items

No comments were made.

PUBLIC COMMENT

No comments were made.

Commissioner Contreras Gonzalez mentioned that Columbia Gardens will hold the 3rd annual Trunk or Treat event on October 30, 2026, from 4:00 p.m. to 8:00 p.m. And on November 1st, 2026, the Dia De Los Muertos Harvest Party from Noon to 5:00 p.m. Both events are free to the public.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:31 p.m.

APPROVED:

PORT of KENNEWICK
BOARD of COMMISSIONERS

District 1 Position, Vacant

President

Skip Novakovich, Vice President

Raul Contreras Gonzalez, Secretary

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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: DocuSigned by: Skip Novakovich 0E53A30E1C8E442...

SKIP NOVAKOVICH, *Vice President*

By: Signed by: 9AC05D4CD4C24DD...

RAUL CONTRERAS GONZALEZ, *Secretary*

Docusign Envelope ID: 22A4D299-A20C-8071-826D-B296C983672A

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.

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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: DocuSigned by: Skip Novakovich 0E53A30E1C8E442...

SKIP NOVAKOVICH, Vice President

By: Signed by: 9AC05D4CD4C24DD...

RAUL CONTRERAS GONZALEZ, Secretary

Docusign Envelope ID: 22A4D299-A20C-8071-826D-B296C983672A





Port of Kennewick

2027/28 APPROVED BUDGET

Fostering Jobs

Building Infrastructure

Enhancing Quality of Life

Resolution 2026-20
October 27, 2026

Docusign Envelope ID: 22A4D299-A20C-8071-826D-B296C983672A

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)

Docusign Envelope ID: 22A4D299-A20C-8071-826D-B296C983672A

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

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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: DocuSigned by: Skip Novakovich 0E53A30E1C8E442...

SKIP NOVAKOVICH, Vice President

By: Signed by: 9AC05D4CD4C24DD...

RAUL CONTRERAS GONZALEZ, Secretary

Docusign Envelope ID: 22A4D299-A20C-8071-826D-B296C983672A

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

DocuSigned by:
Nick Kooiker
DAC096A4B5BD4FB...
Nick Kooiker

Docusign Envelope ID: 22A4D299-A20C-8071-826D-B296C983672A

Department of Revenue
Washington State

Ordinance / Resolution No. 2026-22

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
Commissioner District 3

DocuSigned by:
Skip Novakovich
Signed by:
0E53A30E1C8E442...
Commissioner District 2

9AC05D4CD4C24DD...

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.

To ask about the availability of this publication in an alternate format, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

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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: DocuSigned by: Skip Novakovich 0E53A30E1C8E442...

SKIP NOVAKOVICH, Vice President

By: Signed by: 9AC05D4CD4C24DD...

RAUL CONTRERAS GONZALEZ, Secretary

EXHIBIT A

FRIENDS OF BADGER MOUNTAIN

For Today...For Our Future



FOBM BOARD and OFFICERS



BOB BASS, President
DALE LINDSEY, Vice President
DEBBIE BERKOWITZ, Secretary
CHRISTI GOMEZ, Treasurer
DAVE BEACH
DAVID COMSTOCK, Project Manager
SHARON GRANT
DIANE OHL
PETER SMITH
MARC SPINNER

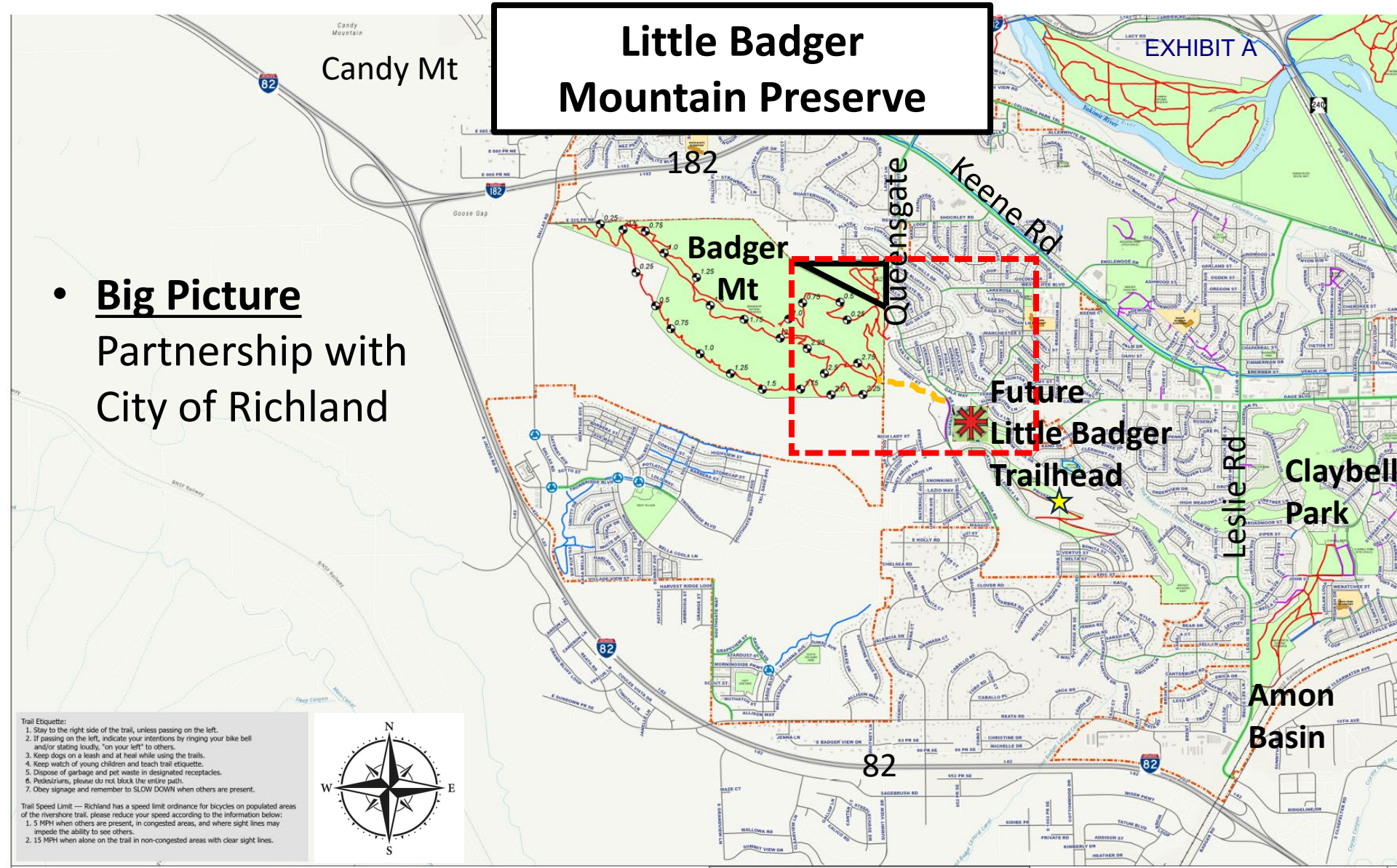
OTHER OFFICES

JIM LANGDON, VP of Trail Operations
CHRIS LINDHARTSEN, Webmaster

Chris Waite, MPA, CPRE, CPSI
Parks & Public Facilities
Director, City of Richland

Little Badger Mountain Preserve

EXHIBIT A



- **Big Picture**
  Partnership with City of Richland

City of Richland

Trails Bike Paths & Routes

City Limits
Rail System
Roundabouts
Park
School Site
On-Street Route
Class I Trail
Secondary Trail
Soft Trail
Park Trail
G. A. Pehrson Urban Greenbelt Trail
Class I Trail 8 M.P.H. Zone
Columbia Point Marina Park north to River Road at south Leslie Groves Park

Data Sources:
City of Richland GIS (2026)

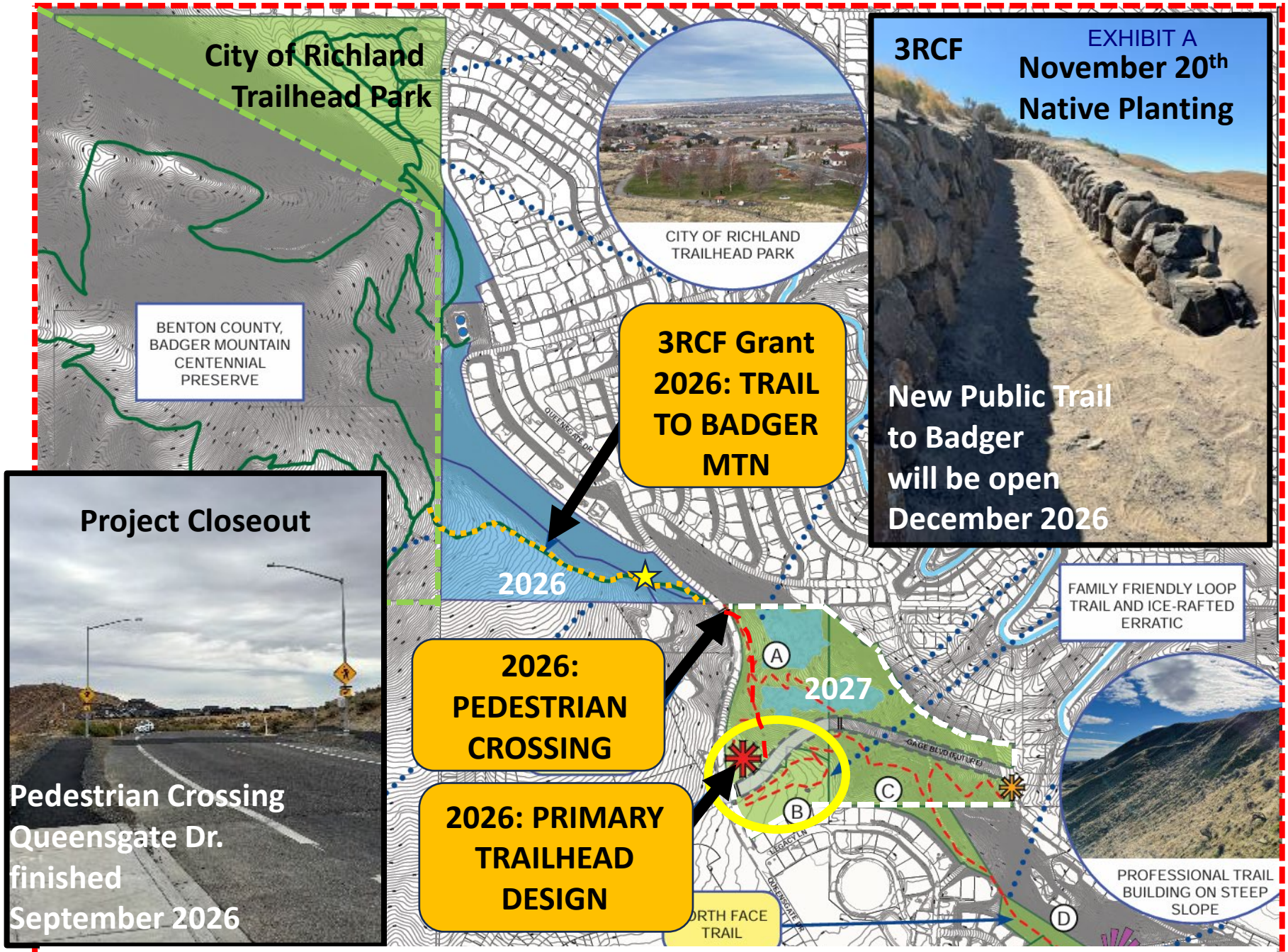
Disclaimer: The City of Richland does not warrant, guarantee, or accept any liability for the accuracy, precision or completeness of any information shown hereon or for any interferences made therefrom.

Any use made of this information is solely at the risk of the user. The City of Richland makes no warranty, express or implied, and any statement by any employee of the City or agents thereof to the contrary, is void and ultra vires.The information shown is a product of the City of Richland Geographic information Systems (GIS) and is prepared for presentation purposes only.

All data is best available at time of figure production..

Date: 4/16/2026

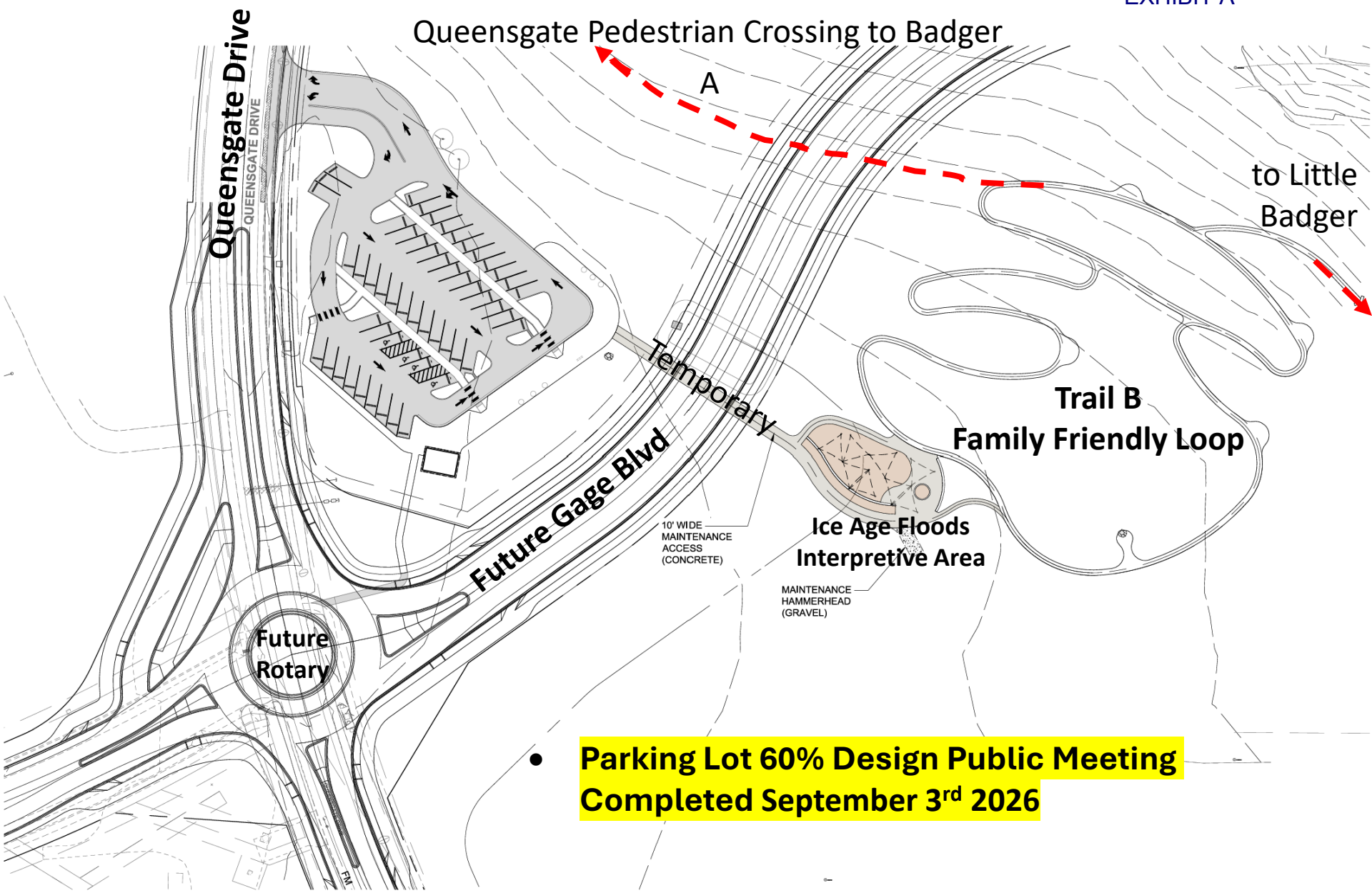
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2026: New Public Access to the Eastern Boundary of the Badger Mountain

Design Funding Secured: 2026 City Lodging Tax Grant to Finish Trailhead Park Lot Design

EXHIBIT A



- **Parking Lot 60% Design Public Meeting Completed September 3rd 2026**

60% Design: Critical Areas Report & SEPA Environmental Checklist

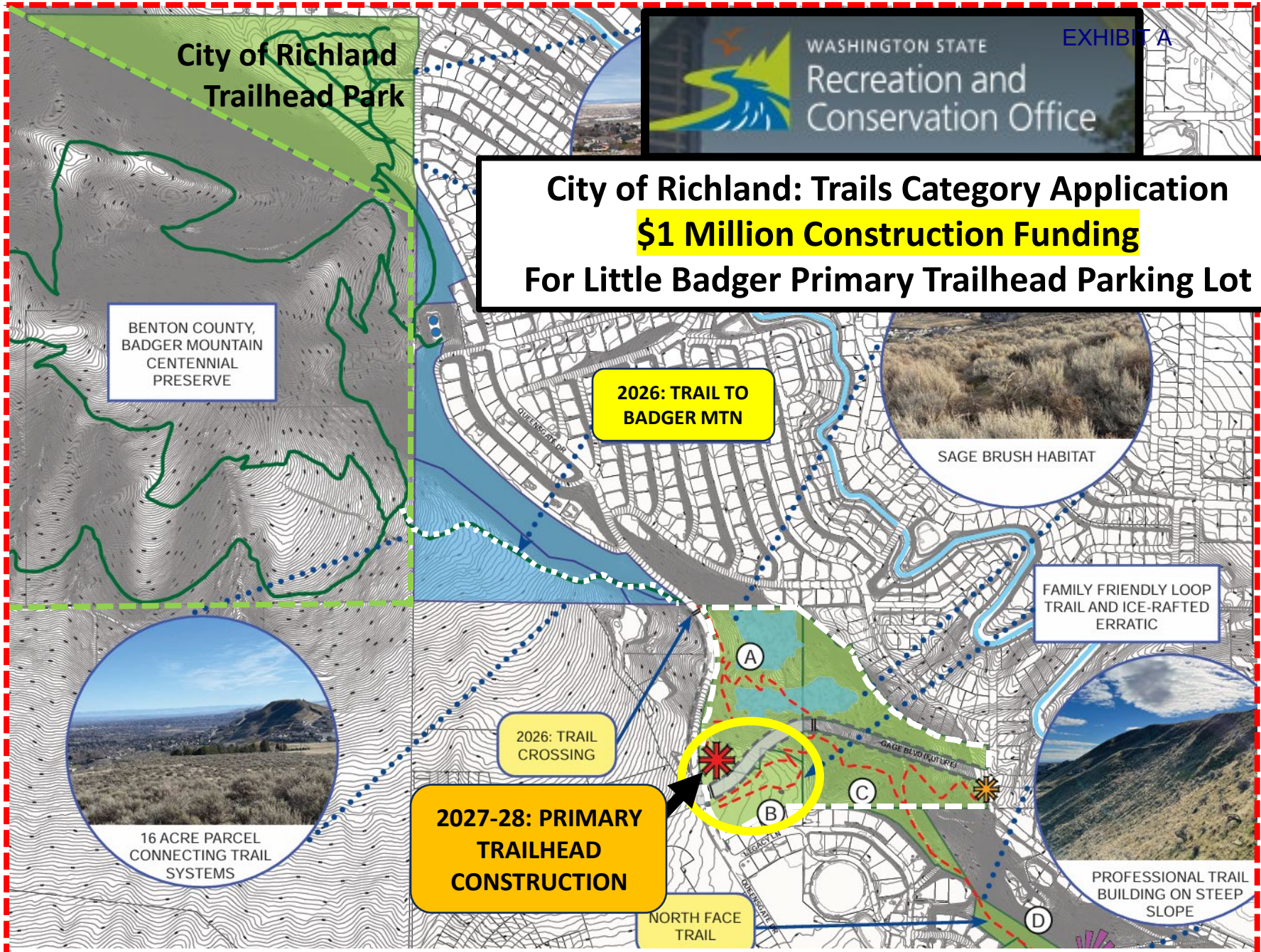
EXHIBIT A

WASHINGTON STATE Recreation and Conservation Office

City of Richland: Trails Category Application

$1 Million Construction Funding

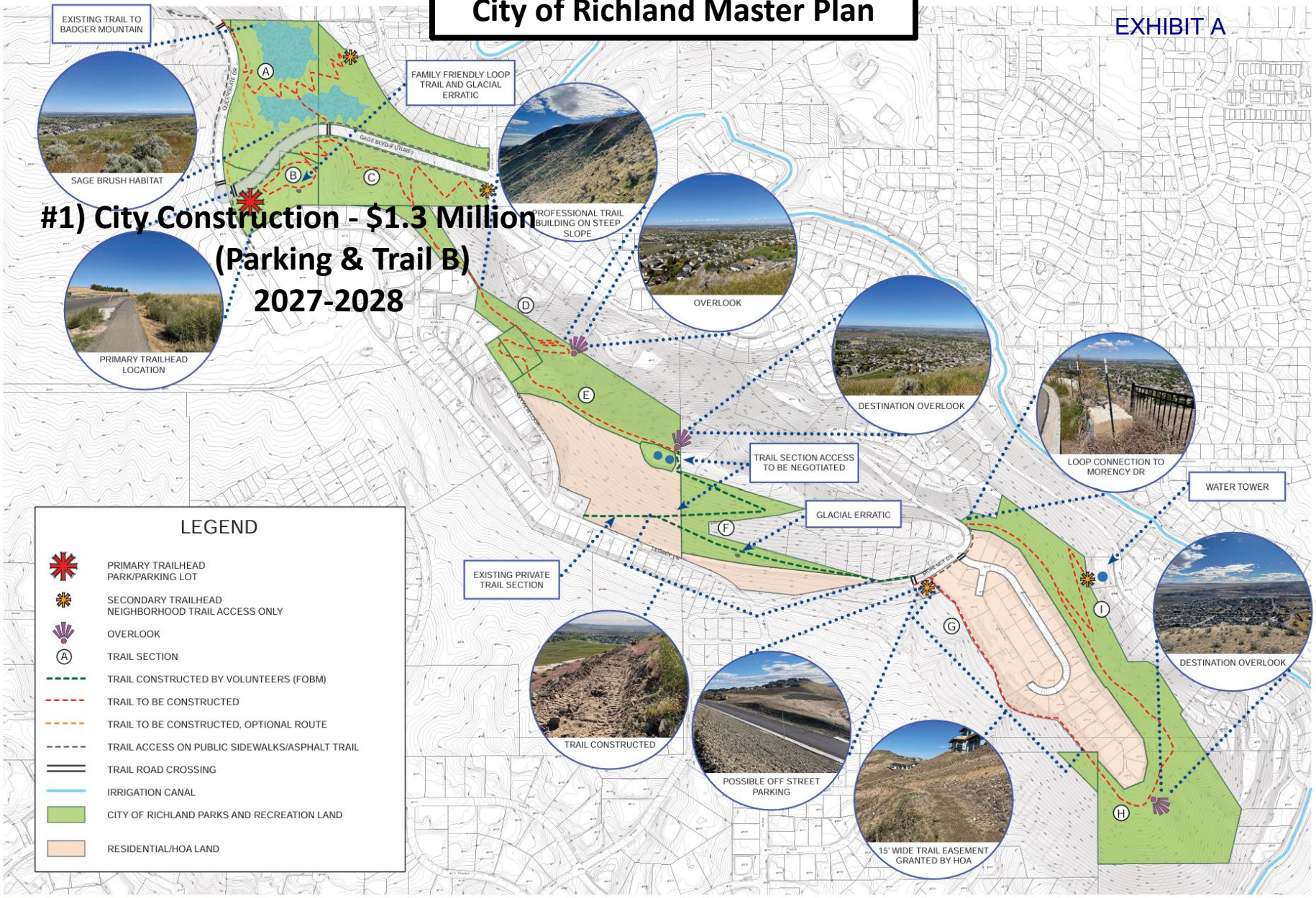
For Little Badger Primary Trailhead Parking Lot



RCO Board Preliminary Ranked the Little Badger Grant 11th out of 19 applicants

City of Richland Master Plan

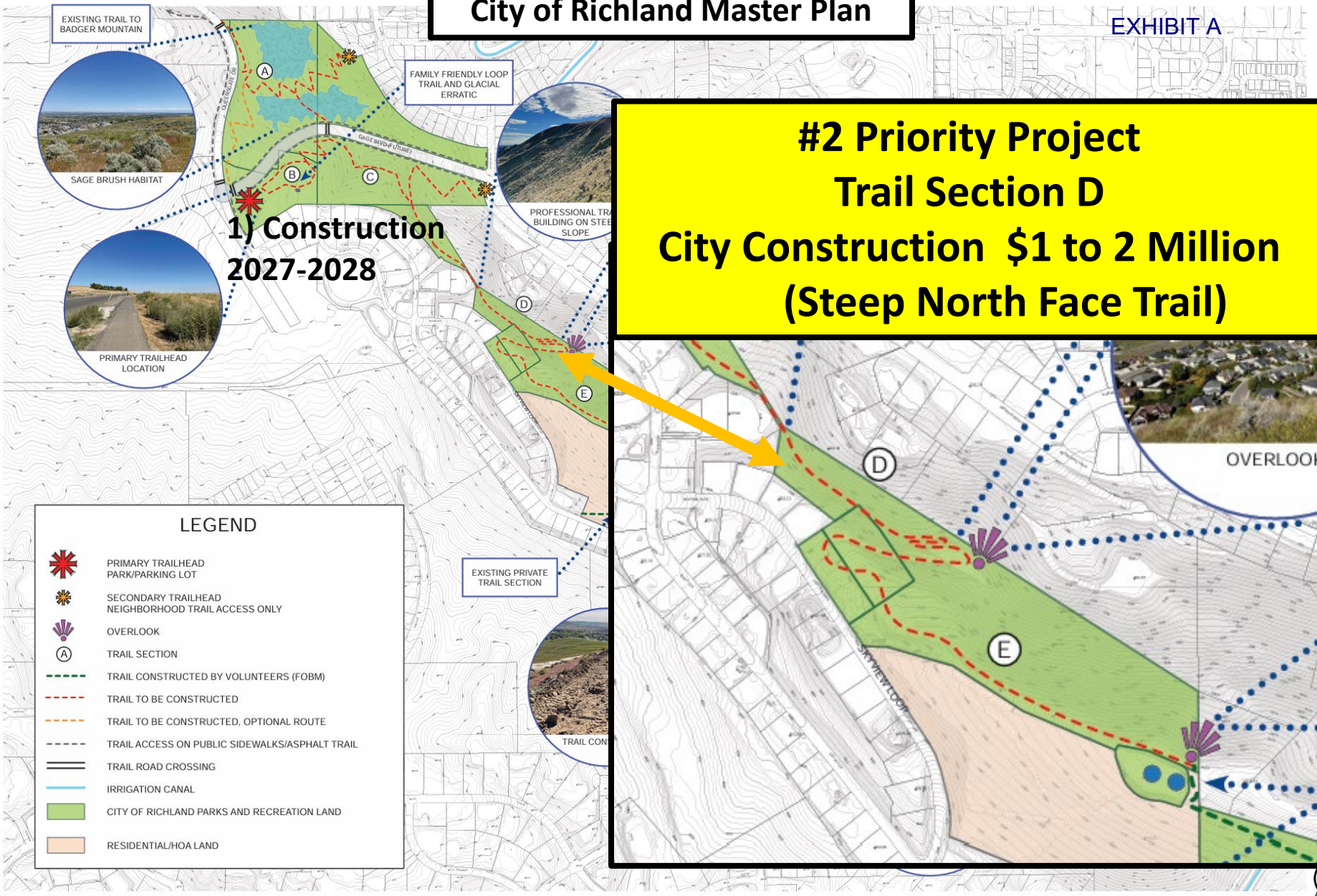
EXHIBIT A



UPDATED MARCH 11, 2025

City of Richland Master Plan

EXHIBIT A



#2 Priority Project
Trail Section D
City Construction $1 to 2 Million
(Steep North Face Trail)

UPDATED MARCH 11, 2025

30% Conceptual Design Completed
Trail Section "D"

EXHIBIT A



RICHLAND
WASHINGTON

LITTLE BADGER MOUNTAIN NORTH FACE TRAIL

30% Conceptual Design Completed
Trail Section "D"

EXHIBIT A

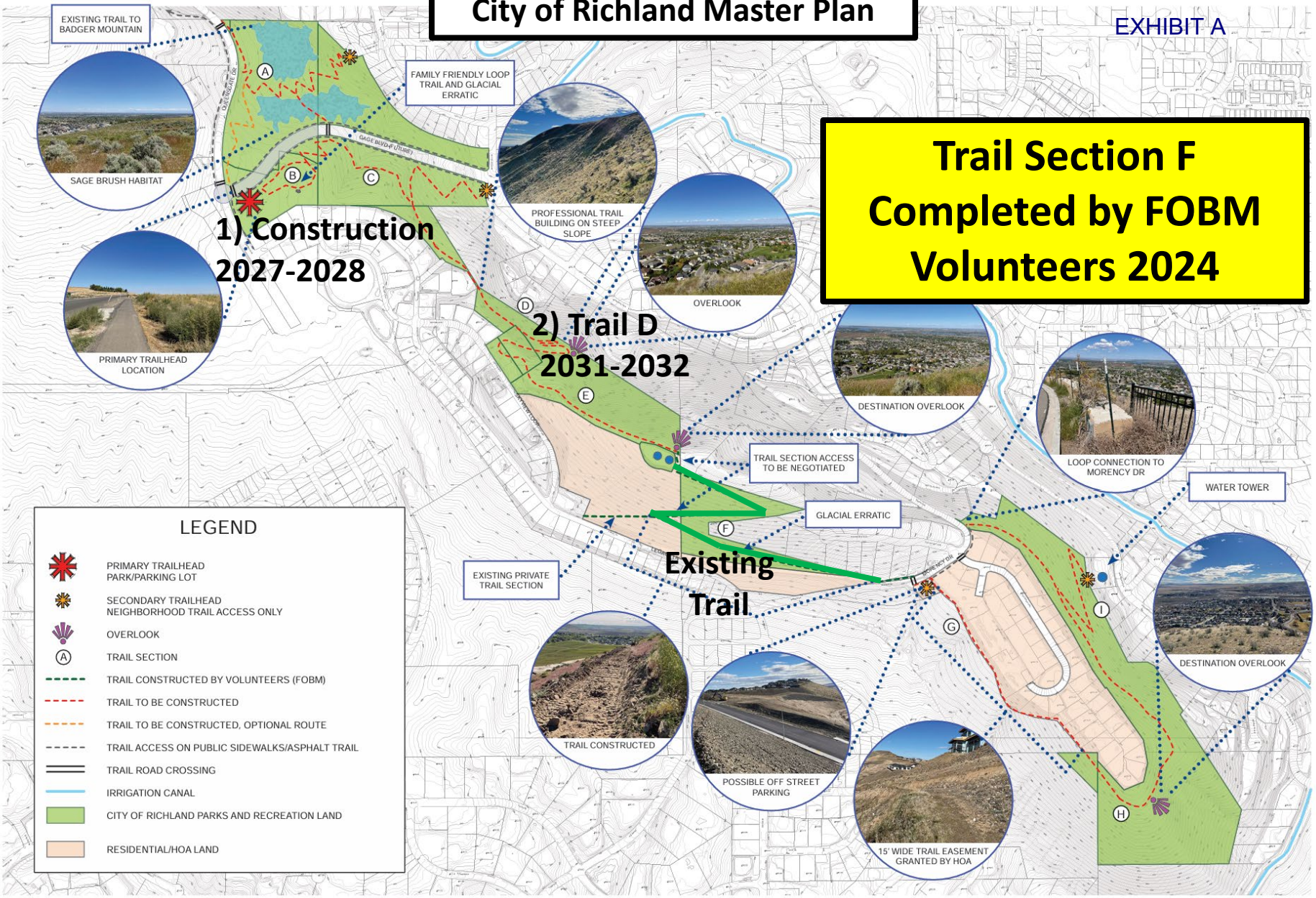


RICHLAND
WASHINGTON

2025 Lodging Tax Grant Funded
Little Badger Mountain 30% North Face Trail

City of Richland Master Plan

EXHIBIT A



Trail Section F Completed by FOBM Volunteers 2024

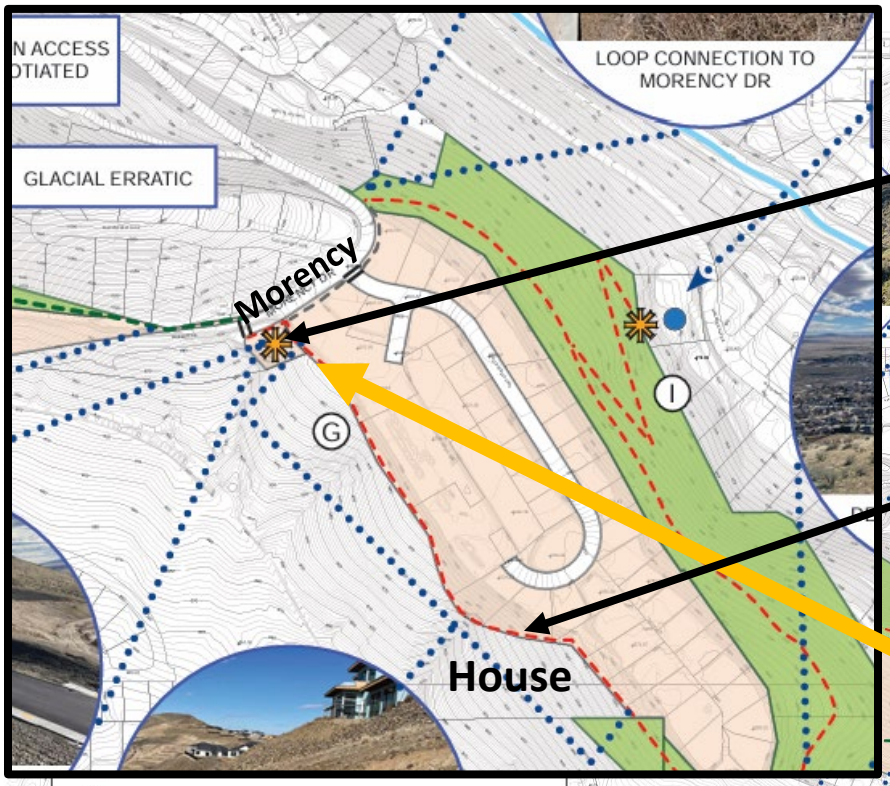
N

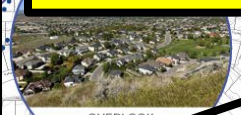
UPDATED MARCH 11, 2025

#3 Priority Project
Secondary Trailhead
Morency Drive
Off-Street Parking

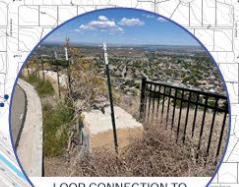
EXHIBIT A

Concrete Steps







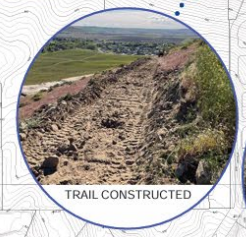


TRAIL SECTION ACCESS
TO BE NEGOTIATED

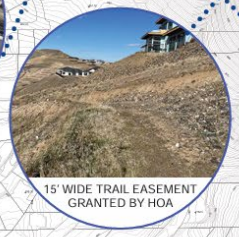
GLACIAL ERRATIC

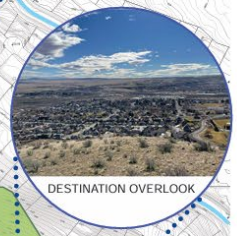
WATER TOWER

EXISTING PRIVATE
TRAIL SECTION









F
G
H
I

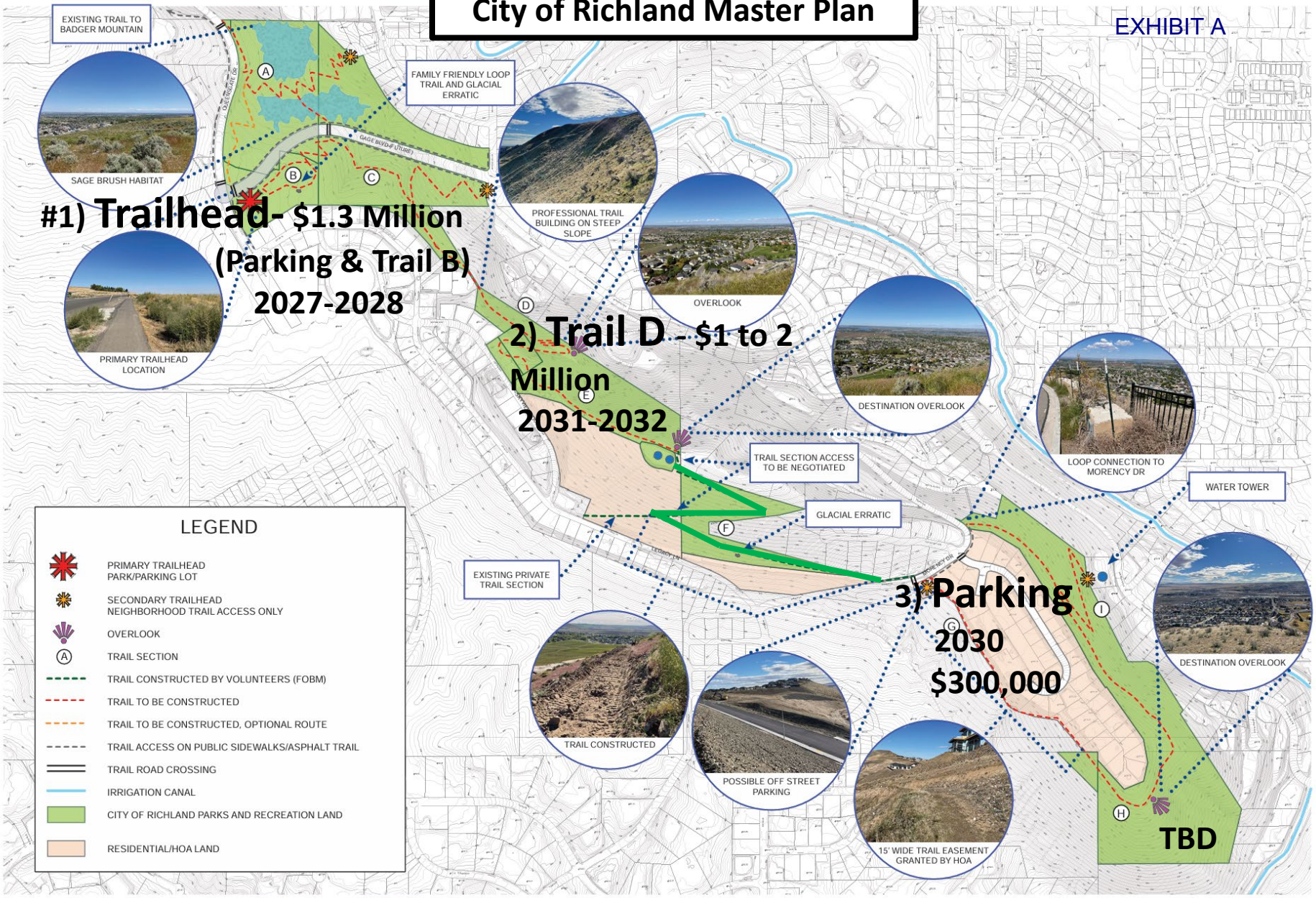
- PRIMARY TRAILHEAD PARK/PARKING LOT
- SECONDARY TRAILHEAD NEIGHBORHOOD TRAIL ACCESS ONLY
- OVERLOOK
- (A) TRAIL SECTION
- TRAIL CONSTRUCTED BY VOLUNTEERS (FOBM)
- TRAIL TO BE CONSTRUCTED
- TRAIL TO BE CONSTRUCTED, OPTIONAL ROUTE
- TRAIL ACCESS ON PUBLIC SIDEWALKS/ASPHALT TRAIL
- TRAIL ROAD CROSSING
- IRRIGATION CANAL
- CITY OF RICHLAND PARKS AND RECREATION LAND
- RESIDENTIAL/HOA LAND

N

UPDATED MARCH 11, 2025

City of Richland Master Plan

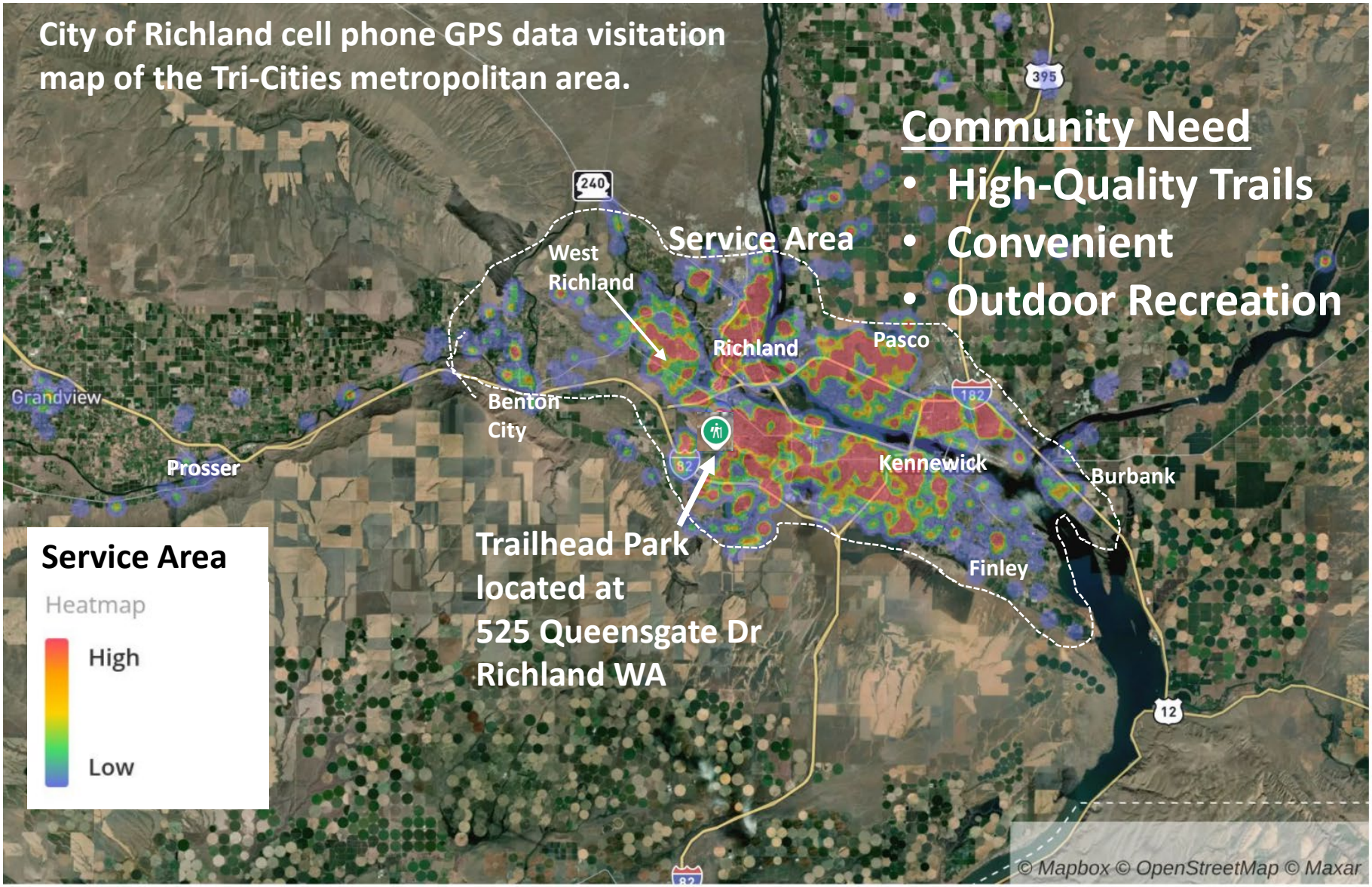
EXHIBIT A



UPDATED MARCH 11, 2025

Home Location of Visitors to Richland Trailhead Park, visitation during calendar year 2025

EXHIBIT A



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

Amazing community wide use of the Badger Mountain trail system.

Placer.ai

Benton County, Badger Mountain Centennial Preserve

EXHIBIT A



Friends of Badger Mountain

EXHIBIT A



FOBM Partnerships

EXHIBIT A

Volunteering Groups



Visit Tri-Cities



Inter-Mountain Alpine Club



Tri-Tech Fire & EMS students

- Fun Fit & Over Fifty
- Central Plateau Cleanup Company
- Runners of the Sage
- Columbia Burbank High School Equestrian Team
- GESA
- The Church of Jesus Christ of Latter-day Saints

Letter of Support for the City RCO Grant Application

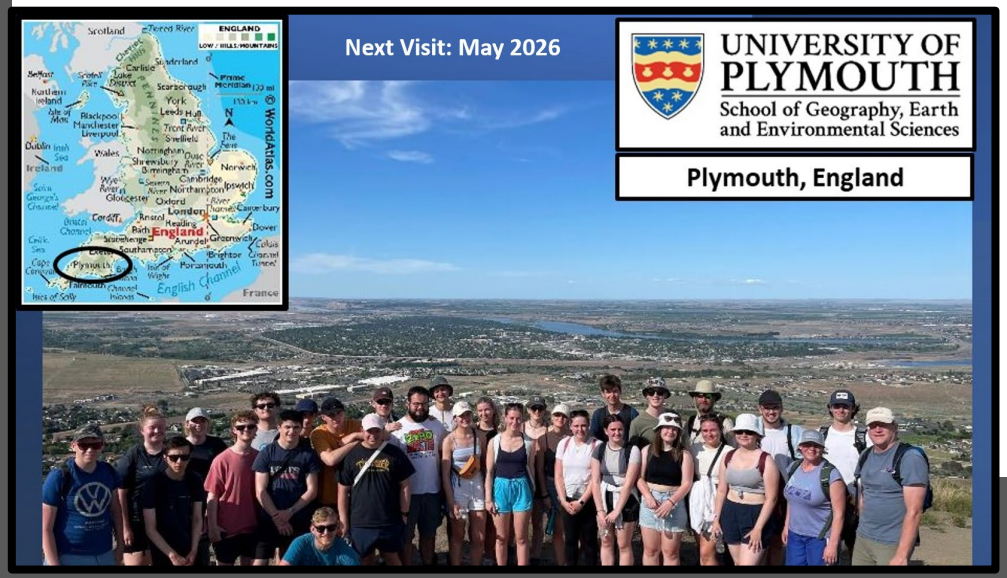
EXHIBIT A

United States Department of the Interior

NATIONAL PARK SERVICE
ICE AGE FLOODS NATIONAL GEOLOGIC TRAIL
1008 CREST DRIVE
COULEE DAM, WA 99116-1259

February 10, 2026

The National Park Service strongly supports the City of Richland's intent to integrate Ice Age Floods interpretation into trail and park development through well-placed interpretive waypoint signage and accessible trail design. These features will enhance visitor understanding of regional geologic history while promoting safe, informed recreation. Upon completion, the Little Badger Mountain Public Ridge Trail will become an important destination within the broader Ice Age Floods National Geologic Trail landscape, connecting local communities to nationally significant geologic heritage.



Typical Visit:

- Average of 30 students and 4 staff on each trip,
- Making a cumulative total of more than $63,000 in non-adjusted dollars on Richland accommodations alone.

Homewood Suites by Hilton
George Washington Way, Richland

EXHIBIT B

ACCOMPLISHMENTS
HIGHLIGHTS

September 1, 2025 – September 30, 2026

PORT of KENNEWICK

Property Sales & Development **Moving Forward**

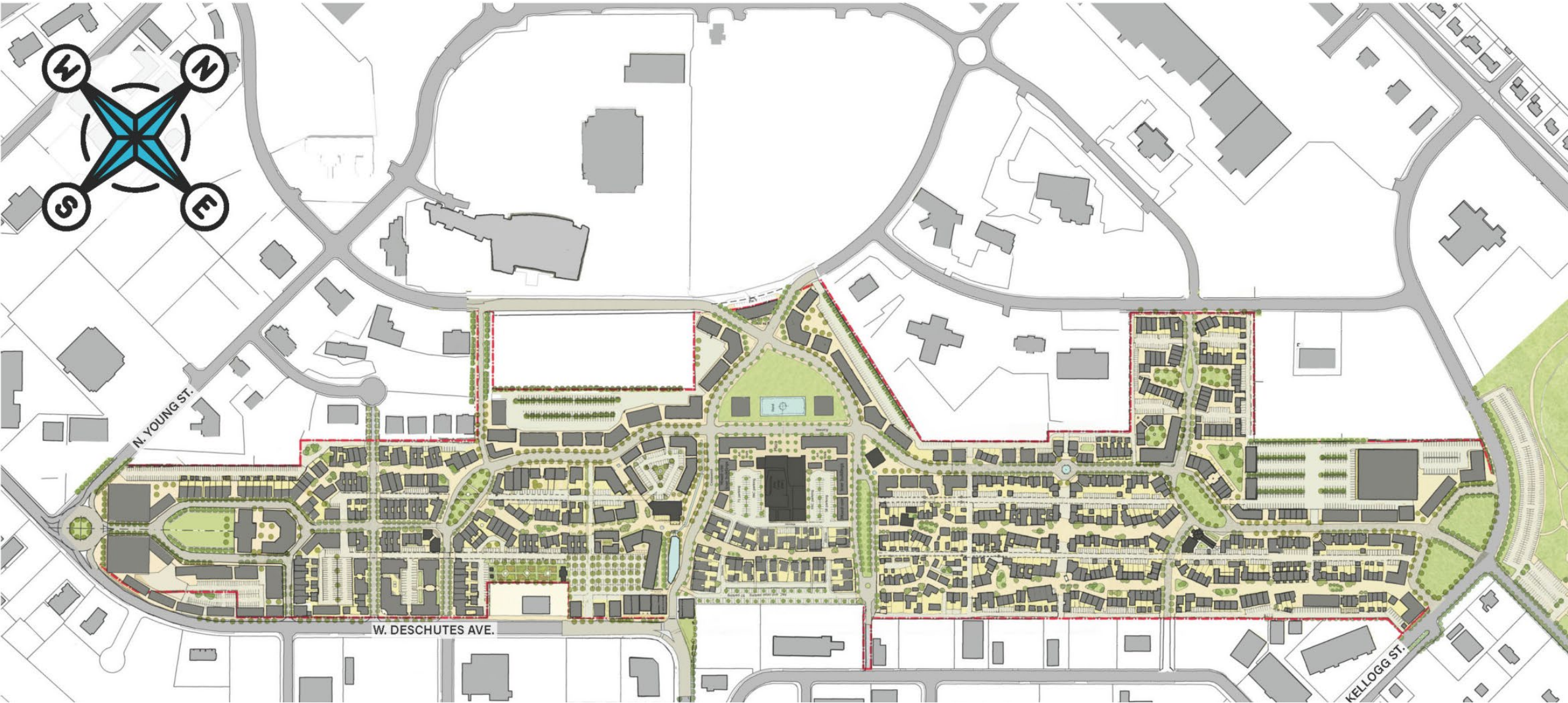
VISTAFIELD

A Port of Kennewick Project



Vista Field Development Agreement
10-Year Extension

EXHIBIT B



Entertainment District Parking Lot "E"
City-Port Partnership

EXHIBIT B



BlueChart Homes at Vista Field
Design/Amenities Collaboration

EXHIBIT B



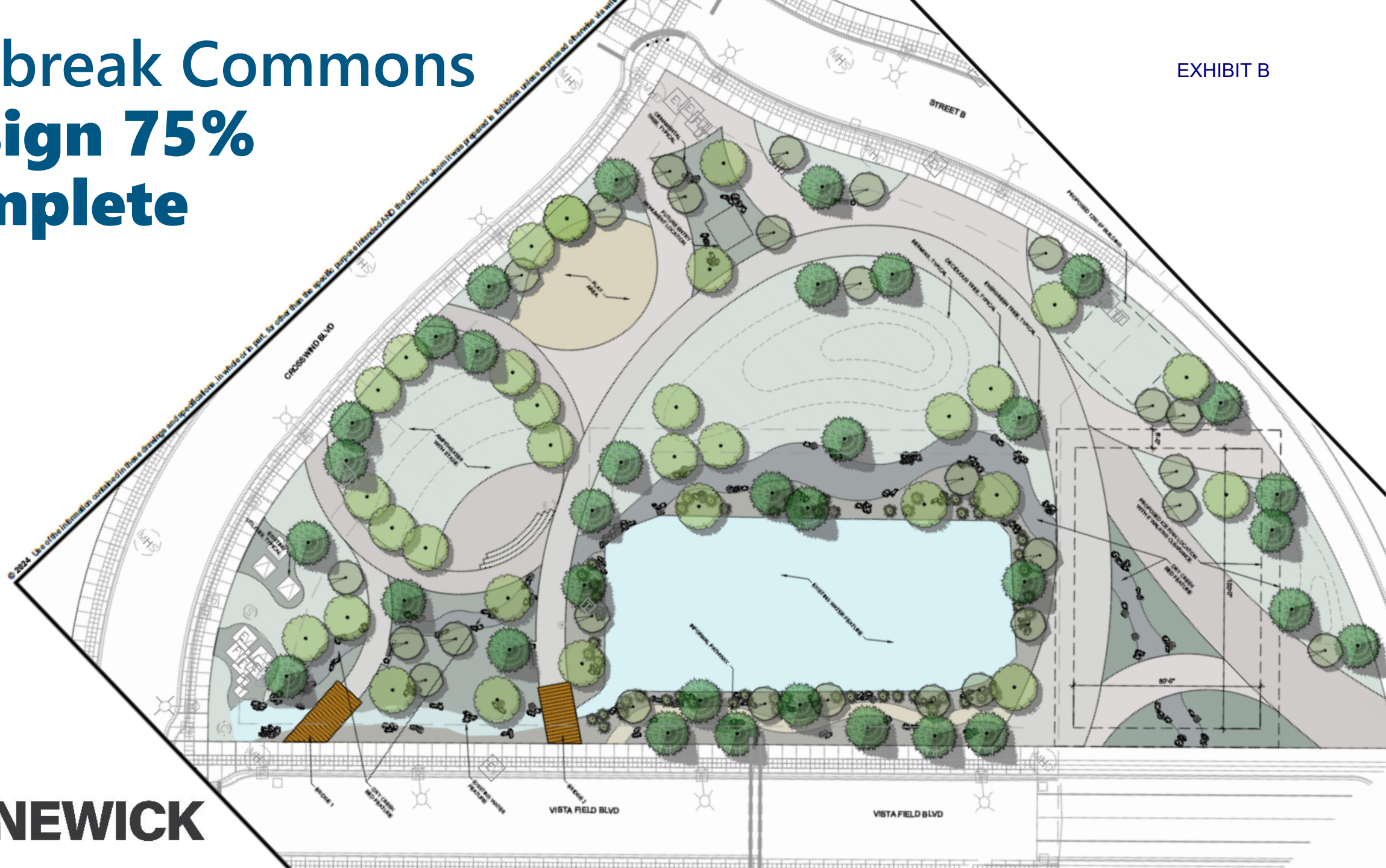




PORT of KENNEWICK

Daybreak Commons
Design 75% Complete

EXHIBIT B



PORT of KENNEWICK

Vista Field Parking & Signage
Project Complete







PORT of KENNEWICK

Woonerf North & South Parking Lot Project EXHIBIT B

Awarded & Notice to Proceed Issued



Vista Field Azure Drive Parking & Utility Project

EXHIBIT B

Permitting & Bidding Process Underway



Thanks to Our Grant Partners!

COUNTY OF BENTON EST. 1905 WASHINGTON

HANFORD AREA ECONOMIC INVESTMENT FUND

Columbia Gardens
Mini Master Plan

EXHIBIT B



Columbia Gardens
Rustic Outdoor Area



Before



PORT of KENNEWICK

New Urbanism
Immersion Tour







PORT of KENNEWICK

Vista Field Welcomes **First Businesses**

EXHIBIT B







PORT of KENNEWICK

Vista Field Planned
Major Development

EXHIBIT B





PORT of KENNEWICK

Vista Field Development Facility
New Tenant

EXHIBIT B





EXHIBIT B

Columbia Gardens
Newest Businesses







PORT of KENNEWICK

Clover Island Marina
99% Occupancy & Efficiencies

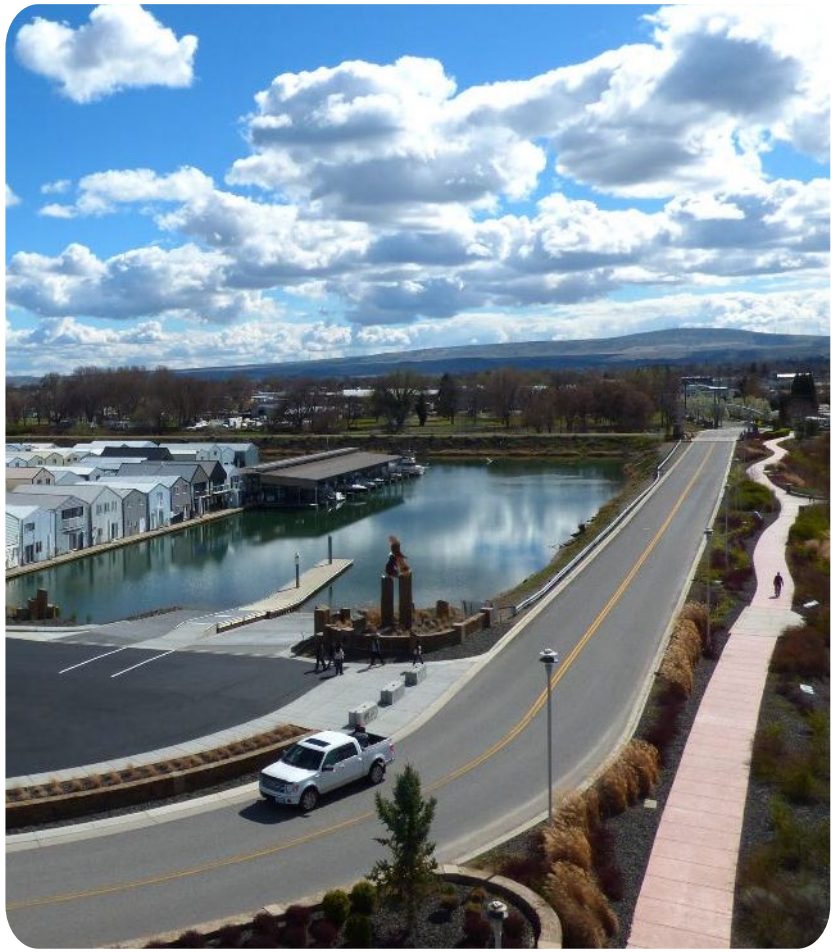
EXHIBIT B



Clover Island Marina Condition **Assessment Completed**

EXHIBIT B

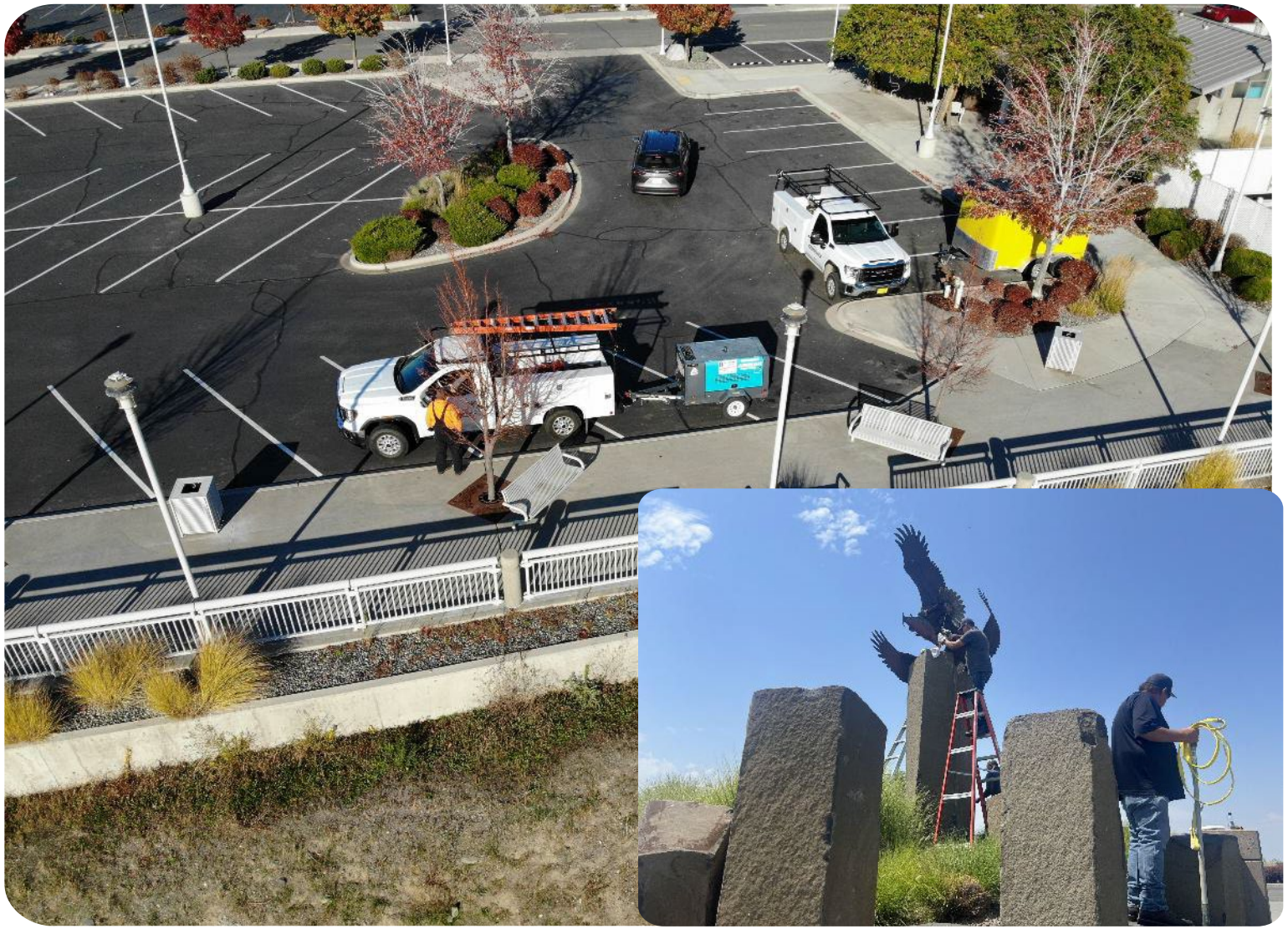




PORT of KENNEWICK

Maintenance of **Port Investments**

EXHIBIT B







Clean State Audits Record
30 Consecutive Years

EXHIBIT B



PORT of KENNEWICK

Internal Audits Completed **With No Exceptions**

EXHIBIT B







PORT of KENNEWICK

Port Insurance
Comprehensive Overhaul

EXHIBIT B



PORT of KENNEWICK

Our Partners & Friends
Projects & Ongoing Support

EXHIBIT B



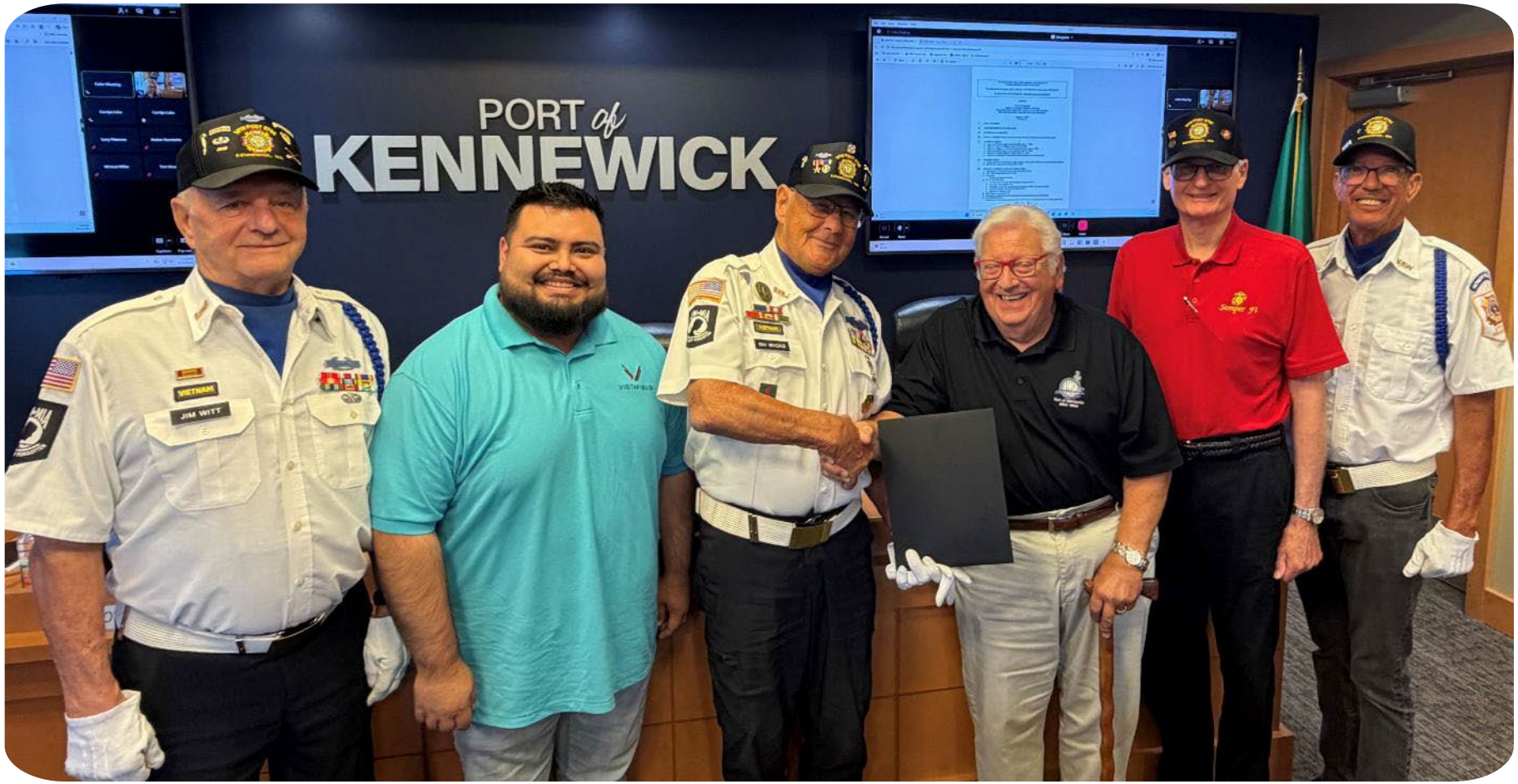






EXHIBIT B

Purple Heart Port
First in Washington



PORT OF KENNEWICK

PURPLE HEART PORT

PORT of KENNEWICK

Provided Support for **Board of Commissioners**









THAT'S A WRAP!

THANK YOU!

EXHIBIT C

Columbia Gardens Artisan Village



PORT OF KENNEWICK
SPECIAL COMMISSION MEETING

DRAFT **NOVEMBER 4, 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 Special Commission Meeting to order at 5:00 p.m. via GoToMeeting and at the Tri-Cities Business & Visitor Center Board Room, 7130 W Grandridge Blvd, Kennewick, Washington.

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
Rochelle Olson, Director of Governmental Relations
Larry Peterson, Director of Planning & Economic Development
Amber Hanchette, Director of Real Estate
Bridgette Scott, Executive Assistant
Lisa Schumacher, Special Projects Coordinator
Carolyn Lake, Port Counsel

PLEDGE OF ALLEGIANCE

Mr. Arntzen led the Pledge of Allegiance.

OUTLINE PROCESS

Commissioner Novakovich outlined the interview process and stated in addition to the questions each applicant answered as part of the application process, the finalists also received three questions in advance that we will ask tonight. We also asked the finalists to prepare remarks of up to 3 minutes that they will deliver during this meeting about the value they would bring to the Commission.

Before we begin, we will determine the order of interviews and statements by drawing a number for each finalist. The finalist numbers will be drawn based on the order we received the applications. Each finalist will be interviewed in the order of their assigned number. Commissioner Novakovich asked Ms. Scott to draw a number for each finalist.

Matt Boehnke #4
Robert (Rob) Welch #2
Marie Mosley #3
Don Britain #1

DISTRICT 1 COMMISSIONER CANDIDATE INTERVIEWS
Commissioners Novakovich and Contreras Gonzalez asked the applicants the following questions:

1. Why are you interested in serving as a Port Commissioner?
2. What do you wish to accomplish during this appointed term as a Port Commissioner?
3. If appointed, do you plan to run in the 2027 election for this position?

Each applicant provided a statement about the value they would bring to the Port of Kennewick Commission in the following order: Don Britain (Exhibit A), Rob Welch, Marie Mosley, and Matt Boehnke.

Commissioner Novakovich thanked the applicants for their thoughtful answers, and stated the Commission has a difficult decision ahead because each applicant is very qualified, which speaks highly of the Port of Kennewick.

Commissioner Contreras Gonzalez thanked staff for assisting the Commission with the process and thanked the applicants for applying and everything they have done for the community.

PUBLIC COMMENTS

Commissioner Novakovich called for Public Comment, but first shared that the Port received letters of support and asked Ms. Scott to read the letters into the record:

Exhibit B: Shari Call, Washington Trucking Association
Exhibit C: Len Burton, Benton City Mayor
Exhibit D: John Smart
Exhibit E: Maria Laura Serra, Pasco Public Works Director
Exhibit F: Gunner Fulmer, Walla Walla County Commissioner
Exhibit G: David Sandretto
Exhibit H: Jerry Cummings

Additionally, Commissioner Novakovich and Commissioner Contreras Gonzalez received two emails of support after the meeting from Leo Perales (Exhibit I) and Noel Sanders (Exhibit J).

PUBLIC COMMENTS

Wayne Langford, Burbank. Mr. Langford is a life-long Tri-Citian and came today in support of Matt Boehnke. In Mr. Langford's 20+ years of working with the Association of Realtors Government Affairs Committee, he has had the privilege of interviewing many elected officials. Mr. Langford stated Mr. Boehnke is someone who left an impression on him, as he is extremely knowledgeable and talented in the ways that he can take the most complex issues and explain it in a simple way for people to understand. Mr. Boehnke's work with the Good Roads Association, the City of Kennewick and his work in Olympia in both the House and Senate, is the kind of experience that you can't find very easily. With all due respect to the other fine applicants tonight, Mr. Langford believes Mr. Boehnke would the Port's best option.

No further comments were made.

Commissioner Novakovich stated the Commission has a very difficult decision on November 10th, and stated all the discussion will take place during the Commission Meeting and not in Executive Session.

Commissioner Novakovich stated of the four applicants interviewed this evening, three have held publicly held positions, one is a former, long-term city manager, two have served as Mayor, and one is currently serving in the Washington State Legislature. Commissioner Novakovich believes the high quality of applicants we received is a testimony of the Port of Kennewick's outstanding record of serving our constituents, and to do so with 30 years of clean audits. Additionally, the applicants have had an opportunity to observe our staff and have a desire to leave a long lasting legacy, by working with staff as a team approach to provide an enhanced quality of life for those that live, work, and play in our region. Commissioner Novakovich thanked our staff and legal counsel for the work they have done to manage this process. Commissioner Novakovich disclosed that although each Commissioner has a binder containing all the information regarding each applicant, the staff has not reviewed any of the information, nor has knowledge of any of the applicants.

Ms. Lake stated the final step in the Commissioner appointment process is at the November 10th Regular Commission Meeting where Commissioners will deliberate and appoint their selection to fill the vacant District 1 position. The appointed Commissioner will then serve in that capacity until certification of the 2027 election.

During the November 2027 election, voters in District 1 will elect an individual to serve as their representative on the Port of Kennewick Board of Commissioners for a full six-year term. And the appointed applicant can decide if they want to run in that election.

With no further business to bring before the Board; the meeting was adjourned at 5:58 p.m.

APPROVED:

PORT of KENNEWICK
BOARD of COMMISSIONERS

District 1 Position, Vacant

President

Skip Novakovich, Vice President

Raul Contreras Gonzalez, Secretary

EXHIBIT A

What Value I Would Bring to the Port of Kennewick

Public elected experience and knowledge of the Port. I served on the Kennewick City Council for 12 years, 4 as Mayor. In addition, I served 7 years on the Board of Directors for the Association of Washinton Cities, ultimately being elected President by my fellow Board members. I would bring a combination of public leadership experience, professionalism, respect, and a genuine commitment to the Port's success. Having recently retired I have the flexibility and availability to devote the time and attention necessary to serve effectively.

This experience has helped me understand the responsibilities of public service, the importance of fiscal responsibility, partnerships, my role as it relates to staff, and the need to make thoughtful decisions that serve the long-term interests of our community.

Over a decade I worked in partnership with the Port to assist in various projects, including the Wine and Artisan Village and the redevelopment of Vista Field. These experiences reinforced my belief in the value of cooperation and shared goals.

More experience that I would bring to the Port was my involvement while serving as Mayor, in the City of Kennewick's efforts to seek reconveyance of Columbia Park. During that process, with the assistance of our city manager and staff, I worked with Congressman Dan Newhouse and recognized the importance of ensuring that the Tribal governments were included and involved in the discussions.

Unfortunately, Covid arrived and sidelined those efforts.

However, that experience reinforced the importance of building relationships, working effectively with federal representatives, respecting Tribal interests, and bringing the appropriate partners to the table when addressing complex community issues. I believe those skills are directly relevant to the Port's work.

Another significant experience I would bring to the Port was serving as Mayor when the Covid-19 Pandemic began. This was an unprecedented challenge that required quick decisions, constant communication and coordination with multiple levels of government. During that time, I participated and led multiple meetings weekly with other city leaders, County officials, Health District officials and the Governor's office. This time also included implementing a regional vaccination site in Kennewick. With the steady leadership of our city manager and staff, we continued to provide essential city services to our community.

I offer my experience to build on the Port's successes, pursue new opportunities, and help ensure that the decisions we make today benefit our community for generations to come. I would appreciate your consideration to appoint me to this position.

And thank you both for serving the community as Port Commissioners.

EXHIBIT A

Why Are You Interested in Serving as a Port Commissioner?

I believe in the important role the Port plays in economic vitality, growth and the future of our community. During my time on the Kennewick City Council I developed a strong appreciation for economic development, job creation and responsible public leadership. I have great respect for the leadership and staff that are in place at the Port and would welcome working with them to continue contributing to our community through public service.

I want to be clear, I am not seeking this position to build my résumé or advance my political career. I have already served my community as a Councilmember and Mayor. I am seeking this opportunity because I believe in the Port's mission, its importance to our community, and want to contribute to its continued success.

I have no conflict of interests, no family members employed by the Port, and I have no known personal or financial interests that would interfere with my ability to serve independently and make decisions in the best interest of the Port and our community.

When I was elected to the Council in 2010, relations between the Port and City were not good. However, after 12 years on council, that relationship improved greatly. I served on the Vista Field Advisory Board during the development of its 2011 master plan and participated in numerous joint meetings between the City and the Port to help this cause.

I was also part of the partnership efforts between the City and the Port that culminated in receiving the Governor's Smart Partnership Award on two occasions.

I was honored to receive the Port's Friend of the Port award in 2021. These experiences reinforced my belief in what can be accomplished when public agencies work together toward a common vision.

During my time as Mayor, I faced a significant personal challenge. In 2020, I was diagnosed with cancer and underwent 2 surgeries. Unfortunately, in 2021, the cancer returned and I had to complete 8 weeks of radiation and chemotherapy. Throughout that difficult period, I continued to fulfill my duties and responsibilities as Mayor, serving the citizens of Kennewick. Last month marked 5 years cancer-free, which I am extremely grateful for. That experience reinforced my faith, appreciation for life, perseverance and the importance of continuing to make a positive contribution to our community. I believe I have more to offer this community because of this experience.

My children and grandchildren all live here. I want to make this the best community ever and not give them, or others, a reason to leave.

EXHIBIT A

What Do You Wish to Accomplish During This Appointed Term as a Port Commissioner?

During my appointed term, I would like to contribute to the continued economic growth and long-term success of the Port of Kennewick while building upon the vision, planning and investments that have already taken place.

A top priority would be to support the continued development of the Port's major projects, primarily Vista Field. This is a dynamic and exciting project, directly in the center of the Tri Cities. I would also support the continuing development of the Artisan Wine Village and surrounding Columbia Drive area.

These projects represent significant opportunities to attract private investment, create jobs, support local businesses and enhance the quality of life throughout our community. Forward visioning has always been a staple of the Port, going back to a proposed water archway entering the marina, and a riverboat to hold events on. I absolutely support the idea of adding a boat to showcase our beautiful waterfront to potential investors and visitors, and provide water fire rescue potential. This reinforces to me the forward thinking of the Port continues. I look forward to more visionary thinking.

The Port should continue attracting new businesses, creating quality employment opportunities, and making strategic investments that strengthen our local economy. At the same time, we must continue to be responsible stewards of public resources, be transparent, accountable, carefully evaluate the long-term benefits of our decisions AND our investments should produce meaningful benefits for the community.

Fiscal responsibility would be an important part of my approach. I would work to ensure that Port resources are used wisely, projects are evaluated on their long-term economic benefits, and we continue pursuing grants and public-private partnerships whenever possible. I would also place a high value on maintaining and strengthening relationships between the Port, our cities, counties, Tribal partners, the private sector and other regional organizations.

My experience has taught me that some of our greatest accomplishments come from collaboration and a shared vision.

My goal would be to help ensure that the Port continues to be a responsible and effective economic development partner, creating opportunities, jobs and lasting

If appointed, do you intend to run for election to this position in 2027?

Yes. If I am appointed to this position I fully intend to run for election in 2027. I view this appointment as an opportunity to begin contributing immediately, become more involved in the Port's current projects and priorities, and continue building upon the work already underway.

I would welcome the opportunity to earn the confidence of the voters and continue serving the Port district beyond the appointed term.

Mark Miller
Chairman
Husky Terminal

Jeff Bosma
1st Vice Chair
Fast Way Freight System, Inc.

Everett Billingslea
2nd Vice Chair
Lynden, Inc.

John Barnes
3rd Vice Chair
TEC Equipment, Inc.

Steve Holtgeerts
Secretary/Treasurer
Hogland Transfer Co., Inc.

Matt Ewers
Immediate Past Chair
ATA State VP
IEDS Logistics

Sheri Call
President & CEO
Washington Trucking Associations

EXHIBIT B

WASHINGTON TRUCKING ASSOCIATIONS
ESTABLISHED IN 1922

October 29, 2026

Port of Kennewick Board of Commissioners
350 Clover Island Drive, Suite 200
Kennewick, WA 99336

Re: Support for Matt Boehnke's Appointment as District 1 Commissioner

Dear Commissioners:

On behalf of the Washington Trucking Associations (WTA), I am pleased to support Matt Boehnke's appointment to the Port of Kennewick Board of Commissioners.

Washington's trucking industry depends on strong regional economies, sound infrastructure investments, and public leaders who understand the needs of businesses and the communities they serve. We believe Senator Boehnke's experience in local and state government, commitment to public service, and understanding of the Tri-Cities would make him a valuable addition to the commission.

His service on the Kennewick City Council and in the Washington Legislature provides a strong foundation for the Port's responsibilities in economic development, public investment, and long-term planning. His military leadership and professional background in cybersecurity bring additional perspectives on organizational accountability, operational resilience, and emerging risks.

From WTA's perspective, successful economic development requires thoughtful coordination among transportation providers, employers, local governments, and workforce partners. Senator Boehnke's legislative work on transportation, workforce development, technology, and energy is relevant to these needs. We believe he would bring a practical approach to evaluating opportunities, weighing costs, and supporting investments that create lasting community value.

The Port of Kennewick plays an important role in creating opportunities for businesses, supporting family-wage jobs, and enhancing the quality of life throughout its district. We are confident Matt Boehnke would approach these responsibilities with dedication and a strong commitment to the public interest.

WTA respectfully encourages your favorable consideration of his appointment. Thank you for considering our recommendation.

Sincerely,

Sheri Call
President & CEO
Washington Trucking Associations

EXHIBIT C

Bridgette Scott

Subject: Letter of Support: New Port of Kennewick Commissioner

From: Len Burton <lburton@ci.benton-city.wa.us>
Date: November 3, 2026 at 11:52:18 a.m. GMT-8
To: Skip Novakovich <skip@portofkennewick.org>
Subject: New Port of Kennewick Commissioner

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Commissioner Skip Novakovich,

I would like to express my strong support for Senator Boehnke's appointment as a Port of Kennewick Commissioner.

His extensive knowledge of state government, combined with his understanding of the needs and challenges facing local government jurisdictions, distinguishes him among the applicants. I believe Senator Boehnke would bring valuable experience, leadership, and perspective to the Port of Kennewick and would be an excellent choice to help lead the Port forward.

Mayor Len Burton
Benton City, WA
lburton@ci.benton-city.wa.us
Cell 509-554-4746
Work 509-588-3322

BENTON CITY
WASHINGTON

EXHIBIT D

Bridgette Scott

Subject: FW: Matt Boehnke

From: John Smart <jsmart@westrichland.org>
Date: November 3, 2026 at 3:11:19 p.m. GMT-8
To: Raul Contreras Gonzalez <raul@portofkennewick.org>, Skip Novakovich <skip@portofkennewick.org>
Subject: Matt Boehnke

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Greetings Raul and Skip:
Just a quick note to express my support for Matt Boehnke in his bid to join the port.
I have known Matt for several years and have found him to be a person good character and impeccable integrity. Matt is also technically astute and exhibits excellent communication and leadership skills. I think he would serve the port and our community well in this position. Please consider joining me in support of Matt.
Best Regards,
John Smart
West Richland, WA

Sent from my iPad

From: Maria Laura Serra <serraml@gmail.com>
Date: November 4, 2026 at 10:11:59 a.m. GMT-8
To: Skip Novakovich <skip@portofkennewick.org>, Raul Contreras Gonzalez <raul@portofkennewick.org>
Subject: Commissioner for the Port of Kennewick - Support for candidate Sen. Boehnke

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Commissioners,

I am writing to express my support for Matt Boehnke in his candidacy for the position of Commissioner for the Port of Kennewick.

My name is Maria Serra. I serve as the Public Works Director for the City of Pasco and Co-Chair of the Legislative Committee for the Benton, Franklin, and Walla Walla Counties Good Roads and Transportation Association. In recent years, I have had the pleasure of collaborating with Senator Boehnke and witnessing firsthand his advocacy for critical infrastructure needs in our region. Senator Boehnke understands the importance of transportation, infrastructure, and regional collaboration for addressing current needs and preparing our region for future growth and opportunities.

I respectfully ask for your consideration and support of his appointment in consideration of his background, experience, and longstanding connection to this region.

Regards,

Maria Serra

From: Gunner Fulmer <gfulmer@wwcowa.gov>
Date: November 4, 2026 at 12:59:08 p.m. GMT-8
To: Skip Novakovich <skip@portofkennewick.org>
Subject: Port Commissioner Dist. 1 appointment

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> **Notice: Our email domain is changing to wwcowa.gov Please update your address books and records accordingly.**

Commissioner Novakovich, this is Walla Walla County Commissioner Gunner Fulmer. I currently sit as chair for the Benton Franklin, Walla Walla County Good Roads Board, I also sit on the Washington Association of Counties Executive team as 1st Vice President. I have had many interactions with Senator Boehnke in Olympia as well as back in our region. He truly cares about our region and the people that live and work here. He has been a strong advocate in the transportation arena for the Walla Walla and Tri-Cities area. I would ask that you consider him for the Port Commission position. I believe that Senator Boehnke still has a lot of offer and of course has many great contacts and relationships throughout Washington State.

Respectfully,

Gunner Fulmer

Walla Walla County Commissioner

District 3

(Cell) 509-730-3295

(Desk) 509-524-2505

Our Mission: To Provide Walla Walla County with Leadership, financial stability, and the ability to listen to the concerns of our constituents and the courage to take action if needed. To represent all areas throughout Walla Walla County, bringing equitable solutions to constituents concerns.

From: David Sandretto <dsandretto@ci.benton-city.wa.us>
Sent: Wednesday, November 4, 2026 3:39 PM
To: Raul Contreras Gonzalez <raul@portofkennewick.org>; Skip Novakovich <skip@portofkennewick.org>
Subject: Support Boehnke

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Dear Commissioner,

I am writing to express my strong support for Mr. Matt Boehnke, for the appointment you are considering this evening as I am unable to attend.

Mr. Boehnke has demonstrated a longstanding commitment to the Tri-Cities region and to the City of Kennewick through decades of public, military, and community service. As a retired U.S. Army Lieutenant Colonel, former Kennewick City Council member, educator, and community volunteer, he has consistently placed service above self and worked to improve the quality of life for the people of our region. His involvement with organizations such as Sunrise Rotary, the American Legion, Veterans of Foreign Wars, and numerous regional boards and committees reflects a genuine commitment to community engagement and civic responsibility.

I had the opportunity to serve alongside Matt on an association board, which allowed me to know him on a much deeper level than simply as an acquaintance. Throughout that experience, I found him to be thoughtful, respectful, and exceptionally well prepared. He approaches issues with a level head, carefully considers differing viewpoints, and consistently demonstrates sound judgment when making decisions. Even when faced with difficult or complex matters, Matt remains professional, measured, and focused on achieving outcomes that serve the broader community.

One of Matt's greatest strengths is his ability to listen, build consensus, and make informed decisions based on facts and thoughtful analysis rather than emotion or politics. His leadership style fosters trust and confidence among those who work with him. These qualities, combined with his extensive record of public service and community involvement, make him exceptionally well qualified for this appointment.

For these reasons, I respectfully and enthusiastically support Mr. Boehnke for this position. I am confident he will serve with integrity, fairness, and dedication, and will be a valuable asset in the role you are considering him for.

Sincerely,

David Sandretto

EXHIBIT H

From: Jerry Cummins <wwballoon@gmail.com>
Date: November 4, 2026 at 4:26:43 p.m. GMT-8
To: Raul Contreras Gonzalez <raul@portofkennewick.org>, Skip Novakovich <skip@portofkennewick.org>
Subject: Matt Boehnke — Port of Kennewick's District 1 Commissioner

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To: Commissioner Raul Gonzalez
Commissioner Skip Novokovich

I have been involved in local transportation and economic development issues in Southeast Washington for over 30 years. I served as past president of the Benton-Franklin-Walla Walla Counties Good Roads & Transportation Association and have been an active member of this group of dedicated individuals for approximately 30 years. Additionally, I served on the Walla Walla City Council for 28 years (and served as Mayor for 4 terms). These experiences provided me with an opportunity to meet and work with a large group of dedicated people.

I am writing this unsolicited email to both of you to voice my support for Senator Boehnke to be selected as the next Port of Kennewick's District 1 Commissioner. Not only does Matt Boehnke bring a wealth of knowledge, he also has a mannerism and personal character which helps bring unity and agreement among individuals. I have always found Senator Boehnke to be truthful and sincere.

As our local chamber of commerce stated: **Those things we do best, we do together.**

In supporting Matt Boehnke for Port of Kennewick Commissioner, I am supporting what I envision would benefit the Port of Kennewick, Southeastern Washington and many singular groups with divergent issues. Overall, Southeast Washington will benefit if Matt Boehnke becomes a Port Commissioner.

If you have any questions about my unconditional support for Matt Boehnke, you certainly may contact me at your discretion.

Thank you.

Jerry Cummins
WWballoon@gmail.com
509-386-5214
2133 S. 2nd Ave.
Walla Walla, WA 99362-4509
It's Weird To Be The Same Age As Old People!

From: Leo Perales <PeralesCouncil@pasco-wa.gov>
Date: November 4, 2026 at 4:09:40 p.m. GMT-8
To: Raul Contreras Gonzalez <raul@portofkennewick.org>, Skip Novakovich <skip@portofkennewick.org>
Subject: Port of Kennewick Vacancy

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon commissioners:

I wanted to take a moment to express my strong support for Matt Boehnke as you consider candidates for the Port of Kennewick Commissioner vacancy.

Matt has dedicated much of his life to serving our community in various capacities, from his 21 years of military service, retiring as a Lieutenant Colonel, to serving on the Kennewick City Council and later representing our region in Olympia as both a State Representative and State Senator. His breadth of knowledge and experience in local government, economic development, public policy, infrastructure, and state government would be an incredible asset to the Port of Kennewick as it continues working toward its future goals.

But beyond his impressive résumé, I wanted to share something more personal. Matt is someone I have genuinely looked up to since I was first getting involved in local politics and public service. In fact, he was part of the committee that considered me for my very first commission appointment when I was living in Kennewick. As someone who was just starting to find his way in public service, I appreciated his guidance, encouragement, and the example he set. His individual drive, dedication, and willingness to serve others were qualities I admired then and continue to admire today. In many ways, he was someone I aspired to be like as I began my own journey in serving our community.

I've always believed that public service should be about something greater than ourselves, and Matt is someone who truly embodies that philosophy. He has a servant's heart, and his willingness to dedicate so many years of his life to improving our region speaks volumes about his character.

I don't typically endorse individuals for public office or appointments, especially outside my own jurisdiction. However, when I learned that Matt was being considered for this position, I felt compelled to reach out and share my perspective. I believe his experience at the municipal and state levels, combined

with the relationships he has built throughout our region and in Olympia, would be invaluable to the Port of Kennewick.

Although I was born in Pasco, I spent a significant portion of my upbringing in Kennewick, and that community will always hold a special place in my heart. I care deeply about its future and want to see individuals who understand our region, its challenges, and its opportunities helping guide its continued growth and prosperity.

Ultimately, I recognize and respect that this decision rests with the Port Commissioners. Regardless of whom you select, I simply wanted to share my personal experience with Matt and the tremendous amount of respect I have for him. He helped guide me when I was first finding my footing in public service, and that is something I have never forgotten.

I sincerely hope you give Matt your strongest consideration. I believe he has the experience, institutional knowledge, relationships, and, most importantly, the heart to continue serving our community in this capacity.

Thank you for your time and consideration, and for your continued service to the Port of Kennewick and our greater Tri-Cities community.

LP

Leo A. Perales-District 3

509.905.2673

EXHIBIT J

From: Noel Sanders <noelsanders@gmail.com>
Date: November 4, 2026 at 6:36:48 p.m. GMT-8
To: Skip Novakovich <skip@portofkennewick.org>, Raul Contreras Gonzalez <raul@portofkennewick.org>
Subject: Support for Senator Boehnke – Port of Kennewick District 1 Commission

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Dear Commissioner Novokovich and Commissioner Gonzalez,

Thank you so much for your service and dedication as Port Commissioners. Also, thank you for allowing the public to listen and provide comments during tonight's Special Commission Meeting. Although I was unable to get my microphone working, I sincerely appreciate the opportunity to participate.

I agree with the comments made tonight that you have four outstanding candidates to consider. However, I would like to take this opportunity to express my support for Senator Boehnke as a candidate for the Port of Kennewick District 1 Commission position.

Having worked with and observed Senator Boehnke's involvement in our region, I believe he understands the importance of economic development, infrastructure, and regional collaboration. These are all critical to the continued growth and success of our communities.

His experience serving on the Kennewick City Council, as a State Representative, and now as a State Senator provides him with valuable insight into the challenges and opportunities facing our region. He also understands the importance of working across political lines, building relationships, and finding common ground to move issues forward.

The Port of Kennewick plays an important role in our region's economic vitality, job creation, infrastructure, and future development. Having someone who understands these connections and has longstanding ties to our communities would bring a valuable regional perspective to the Commission.

I believe Senator Boehnke's background, experience, and commitment to our region make him a strong candidate for this position. I respectfully ask that you give his appointment your full consideration.

Thank you again for your time, your service, and your consideration.

Best regards,
Noël Sanders

PORT of KENNEWICK

AGENDA REPORT

TO: **Port Commission**

FROM: **Amber Hanchette, Director of Real Estate**

MEETING DATE: **November 10, 2026**

AGENDA ITEM: **BlueChart LLC Phase One Purchase & Sale Agreement Feasibility Extension – AMENDMENT #6**

I. REFERENCE(S):

Amendment #6 – Phase One Purchase and Sale Agreement - 100-day Feasibility Extension
Resolution 2026-23

II. DISCUSSION:

At a regularly scheduled Port Commission meeting on March 25, 2025, Commissioners approved a Phase One purchase and sale agreement with BlueChart LLC for the first single family home neighborhood in Vista Field.

A PFAS discovery on Lot 31 in late June 2025 prompted the Port to pause its own construction projects at Vista Field for common area parking lots and support infrastructure to BlueChart. Subsequent sitewide soil sampling indicated that at Vista Field levels of PFAS are extremely low and below state clean up levels with the exception of one sample isolated to Lot 31. The Port initiated remediation efforts through a Clean Up Action Plan developed by its environmental consultant Landau Associates and received a 'no further action' determination from the Washington State Department of Ecology on June 11, 2026.

Upon receipt of the No Further Action determination, Port staff re-ignited conversations with BlueChart representatives to complete an Approved Development Plan for Phase One single family home design and public space amenities in Vista Field.

While productive discussions have been held between Port staff and BlueChart, representatives request a 100-day extension to the Phase One purchase and sale agreement feasibility period to finalize details on a Phase One Approved Development Plan with BlueChart. A new feasibility expiration date is set for January 31, 2027.

III. ACTION REQUESTED OF COMMISSION:

Motion:

I move approval of Resolution 2026-23 approving Amendment #6, a 100-day feasibility period extension to the Phase One purchase and sale agreement with BlueChart LLC; 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.

PORT OF KENNEWICK

RESOLUTION No. 2026-23

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING THE SIXTH AMENDMENT TO THE PURCHASE & SALE AGREEMENT WITH BLUECHART, LLC

WHEREAS, the Port Commission entered into a Reservation & Takedown Agreement and Phase One Purchase and Sale Agreement with BlueChart LLC dated April 1, 2025 to construct single family attached and detached homes over multiple phases throughout the Port's Vista Field redevelopment project; and

WHEREAS, on or about June 10, 2025, the Parties entered into the First Amendment of Purchase and Sale Agreement, which granted a sixty (60) day extension to the existing ninety (90) day Feasibility Study Period for a total of one hundred fifty (150) days to refine elements of the Phase One design and allow the Port of Kennewick team time to estimate costs for the proposed elements; and

WHEREAS, on or about August 12, 2025 the Parties entered into the Second Amendment of Purchase and Sale Agreement, which granted an additional one hundred twenty (120) days to the Feasibility Study Period for a total of two hundred seventy (270) days pending investigation of PFAS discovery on lot 31; and

WHEREAS, on or about December 9, 2025 the Parties entered into the Third Amendment of Purchase and Sale Agreement, which granted an additional sixty (60) days to the Feasibility Study Period for a total of two hundred seventy (330) days pending investigation of PFAS discovery on lot 31; and

WHEREAS, on or about February 26, 2026 the Parties entered into the Fourth Amendment of Purchase and Sale Agreement, which granted an additional one hundred eighty (180) days to the Feasibility Study period for a total of five hundred ten (510) days pending a formal determination by Department of Ecology on isolated PFAS discovery on lot 31.

WHEREAS, on or about August 25, 2026 the Parties entered into a Fifth Amendment of Purchase and Sale Agreement, which granted an additional sixty (60) days onto the existing five hundred ten (510) day Feasibility Study Period for a total of five hundred seventy (570) days.

WHEREAS, the Parties wish to amend the Purchase and Sale Agreement as it relates to the extension of the Feasibility Study Period to add an additional one hundred (100) days onto the existing five hundred seventy (570) days, concluding the Feasibility Study Period on January 31, 2027.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Commissioners of the Port of Kennewick hereby authorize the Port's Chief Executive Officer to execute an Amendment to extend the feasibility period for Phase One by an additional 100 days.

BE IT FURTHER RESOLVED that the Port of Kennewick Board of Commissioners hereby ratify and approve all action by port officers and employees in furtherance hereof; and authorize the Port Chief Executive Officer to take all action necessary in furtherance hereof.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 10th day of November, 2026.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: *District 1 Position Vacant*

Vacant, President

By: _____

SKIP NOVAKOVICH, Vice President

By: _____

RAUL CONTRERAS GONZALEZ, Secretary

Docusign Envelope ID: 998456E7-E11C-8CBD-81A0-C7AB33210EC7

SIXTH AMENDMENT OF PURCHASE AND SALE AGREEMENT

This SIXTH AMENDMENT OF PURCHASE AND SALE AGREEMENT (this "Sixth Amendment") is entered into this 23rd day of October, 2026 (the "Effective Date") by and between the PORT OF KENNEWICK, a Washington municipal corporation (as "Seller"), and BLUECHART, LLC, a Washington State Limited Liability Company (as "Purchaser"), who are hereinafter singularly referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Seller and Purchaser previously entered into a Purchase and Sale Agreement, dated April 1, 2025, related to real property described in Section 1 therein (the "Purchase and Sale Agreement"); and

WHEREAS, since the execution of the Purchase and Sale Agreement the Parties have been working together on a Development Plan for Phase One amenities, materials, parcel layout and preliminary home elevations; and

WHEREAS, Section 4.1.1 contains a ninety (90) day period for the Feasibility Study Period; and

WHEREAS, on or about June 10, 2025, the Parties entered into the First Amendment of Purchase and Sale Agreement, which granted a sixty (60) day extension to the existing ninety (90) day Feasibility Study Period for a total of one hundred fifty (150) days to refine elements of the Phase One design and allow the Seller time to estimate costs for the proposed elements; and

WHEREAS, on or about August 12, 2025 the Parties entered into the Second Amendment of Purchase and Sale Agreement, which granted an additional one hundred twenty (120) days to the Feasibility Study Period for a total of two hundred seventy (270) days, which ended on December 26, 2025; and

WHEREAS, on or about December 9, 2025 the Parties entered into the Third Amendment of Purchase and Sale Agreement which granted an additional sixty (60) days to the Feasibility Study Period for a total of three hundred thirty (330) days, which currently ends on February 25, 2026; and

WHEREAS, on or about February 26, 2026 the Parties entered into the Forth Amendment of Purchase and Sale Agreement which granted an additional one hundred eighty (180) days to the Feasibility Study Period for a total of five hundred ten (510) days, which current ends on August 24, 2026; and

WHEREAS, on or about August 17, 2026 the Parties entered into the Fifth Amendment of Purchase and Sale Agreement which granted an additional sixty (60) days to the Feasibility Study Period for a total of five hundred seventy (570) day, which currently ends on October 23, 2026; and

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WHEREAS, pursuant to Section 4.1.1 of the Purchase and Sale Agreement the Parties must agree on a course of action for an Approved Development Plan prior to expiration of the feasibility period; and

WHEREAS, pursuant to Section 10.8 of the Purchase and Sale Agreement, the Parties may amend said Agreement by a written instrument executed by the Parties; and

WHEREAS, the Parties wish to again amend the Purchase and Sale Agreement as it relates to the extension of the Feasibility Study Period to add an additional one hundred (100) days onto the existing five hundred seventy (570) day Feasibility Study Period for a total of six hundred seventy (670) days, concluding the Feasibility Study Period on January 31, 2027 as further described below.

NOW, THEREFORE, based on the foregoing Recitals, the Parties agree as follows:

AGREEMENT

1. Recitals. The Recitals set forth above are hereby incorporated into this Sixth Amendment by this reference.

2. Purchase and Sale Agreement. The Purchase and Sale Agreement described in the Recitals above is incorporated by reference into this Sixth Amendment as though written in full and shall, except as otherwise specifically modified herein, remain in full force and effect.

3. Amendment to Purchase and Sale Agreement. The Purchase and Sale Agreement shall be amended to allow an additional one hundred (100) day extension onto the existing five hundred seventy (570) day Feasibility Study Period by modifying Section 4.1.1 as follows:

> During the period beginning at the Effective Date and ending ~~five hundred seventy (570)~~ six hundred seventy (670) days therefrom but in any event no earlier than the date an Approved Development Plan has been mutually approved by Purchaser and Seller and attached hereto as Appendix D (the "***Feasibility Study Period***"), Purchaser may conduct a review with respect to the Property and satisfy itself with respect to the condition of and other matters related to the Property and its suitability for Purchaser's intended use (the "***Feasibility Study***"). The Feasibility Study may include all inspections and studies Purchaser deems

4. Further Acts and Documents. The Parties shall execute any and all further documents, instruments, and other conveyances and agreements, and shall do all acts, which may be necessary or appropriate to fully implement the provisions of this Sixth Amendment.

5. Construction**.** In the event of any conflict, inconsistency or ambiguity between the terms of the Agreement and this Sixth Amendment; the terms of this Sixth Amendment shall govern and control. Any terms that are capitalized in this Sixth Amendment but not defined in this Sixth Amendment that are capitalized and defined in the Agreement shall have the same meaning for purposes of this Sixth Amendment as they have for purposes of the Agreement. The descriptive headings in this Sixth Amendment are for

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convenience only and will not control or affect the meaning or construction of any provision of this Sixth Amendment.

6. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and shall constitute one and the same instrument.

7. Authority. Each of the undersigned represents and warrants that he/she has the authority to bind the entity for which he/she is executing this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Sixth Amendment as of the Effective Date set forth above.

SELLER:

PORT OF KENNEWICK, a Washington Municipal corporation, by authority of its Commissioners

By: _____

Tim Arntzen, Chief Executive Officer

Approved:

DocuSigned by:
Nick Kooiker
DAC096A4B5BD4FB...

Nick Kooiker, Chief Financial Officer

Approved as to Form:

Signed by:
Taudd Hume
E3BED4E5972942A...

Taudd Hume, Port Counsel

PURCHASER:

BLUECHART LLC, a Washington limited liability company

By: Signed by:
Levi Holmes
D5D22F01D66F4E8...

Levi Holmes
Its: Member

By: Signed by:
C45E3ABEB8DD438...

Benjamin Paulus
Its: Member

PORT of KENNEWICK

AGENDA REPORT

TO: **Port Commission**

FROM: **Amber Hanchette, Director of Real Estate**

MEETING DATE: **November 10, 2026**

AGENDA ITEM: **Vista Field, LLC - Purchase & Sale Agreement Reinstatement Amendment #6**

I. REFERENCE(S):

Purchase and Sale Agreement Reinstatement – Amendment #6
Resolution 2026-24

II. DISCUSSION:

At a regularly scheduled port commission meeting on April 23, 2024, the port commission approved a purchase and sale agreement with Vatik Dulo and Ryan Foster (Vista Field LLC) for a five-story mixed use building on Lot 25 in Vista Field.

A PFAS discovery on Lot 31 in late June 2025 prompted the Port to pause its own construction projects at Vista Field for common area parking lots and support infrastructure to Lot 25. Subsequent sitewide soil sampling indicated that at Vista Field levels of PFAS are extremely low and below state clean up levels with the exception of one sample isolated to Lot 31. The Port initiated remediation efforts through a Clean Up Action Plan developed by environmental consultant Landau Associates.

Port staff and Vista Field LLC representatives have been working diligently to reinstate the purchase and sale agreement for Lot 25 following the PFAS pause and are in agreement on a closing date on or about December 28, 2026, with construction to begin on the five story (45,000+ sf) mixed-use building within 180 days of recorded deed.

Port staff and Vista Field LLC representatives request reinstatement of purchase and sale agreement for Vista Field lot 25.

III. ACTION REQUESTED OF COMMISSION:

Motion:

I move approval of Resolution 2026-24 approving Amendment #6, to reinstate the purchase and sale agreement with Vista Field LLC; 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.

PORT OF KENNEWICK
RESOLUTION No. 2026-24

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING THE SIXTH AMENDMENT TO THE PURCHASE & SALE AGREEMENT WITH VISTA FIELD, LLC

WHEREAS, at a regularly scheduled Board of Commissioners' meeting on April 23, 2024, the port commission approved a purchase and sale agreement with Vatik Dulo and Ryan Foster (Vista Field LLC) for a five-story mixed use building on Lot 25 in Vista Field.

WHEREAS, on or about April 14, 2025 the Parties entered into a First Amendment to Purchase and Sale Agreement to (i) change the number of parking spaces assigned to Purchaser, adjust the square footage of the Property that Purchaser is purchasing from thirteen thousand seventy-seven (13,077) square feet to fourteen thousand two hundred fifty-eight (14,258) square feet; (iii) increase the proposed dwelling units from thirty (30) units to forty-seven (47) units; (iv) create new easement rights related to accessing Seller's stormwater infrastructure; (v) increase the purchase price from four hundred eighteen thousand dollars ($418,000.00) to six hundred forty-five thousand dollars ($645,000.00) to reflect the increased square footage; and (vi) increase the earnest money deposit from twenty thousand nine hundred dollars ($20,900.00) to thirty-two thousand two hundred fifty dollars ($32,250); and

WHEREAS, on or about April 23, 2025, the Parties entered into a Second Amendment to Purchase and Sale Agreement to (i) extend closing by 120 days pursuant to Section 7.4 of the Purchase and Sale Agreement, and (ii) assign the Purchase and Sale Agreement from Vatik Dulo and Ryan Foster to Vista Field, LLC; and

WHEREAS, on or about September 5, 2025, the Parties entered into a Third Amendment to Purchase and Sale Agreement to extend closing by 120 days pending investigation of PFAS discovery on lot 31; and

WHEREAS, on or about December 9, 2025, the Parties entered into a Fourth Amendment to Purchase and Sale Agreement to extend closing by 60 days pending investigation of PFAS discovery on lot 31; and

WHEREAS, on or about February 24, 2026, the Parties entered into a Fifth Amendment to Purchase and Sale Agreement to extend closing by an additional ninety (90) days pending a formal determination by Department of Ecology on isolated lot 31 PFAS discovery.

WHEREAS, the parties wish to enter a Sixth Amendment to reinstate the Purchase and Sale Agreement following a pause for PFAS remediation and close on the lot 25 land sale on or about December 28, 2026 with and obligation for Vista Field LLC to begin construction of the five story mixed-use building within 180 days of deed recorded.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Commissioners of the Port of Kennewick hereby authorize the Port's Chief Executive Officer to execute the Sixth Amendment to reinstate the purchase and sale agreement with Vista Field LLC and close on the land sale on or about December 28, 2026.

BE IT FURTHER RESOLVED that the Port of Kennewick Board of Commissioners hereby ratify and approve all action by port officers and employees in furtherance hereof; and authorize the Port Chief Executive Officer to take all action necessary in furtherance hereof.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 10th day of November 2026.

PORT of KENNEWICK
BOARD of
COMMISSIONERS

By: *District 1 Position Vacant*

Vacant, *President*

By: _____

Skip Novakovich, *Vice President*

By: _____

Raul Contreras Gonzalez,

Secretary

Docusign Envelope ID: 93654BF0-1784-86BD-827C-5742A8C1E740

REINSTATEMENT AND SIXTH AMENDMENT OF PURCHASE AND SALE AGREEMENT

This REINSTATEMENT AND SIXTH AMENDMENT OF PURCHASE AND SALE AGREEMENT (this "Sixth Amendment") is made as of this 3rd day of November, 2026 (the" "Effective Date"), by and between the Port of Kennewick, a Washington municipal corporation (as "Seller") and Vista Field, LLC, a Washington limited liability company (as "Purchaser"), who are referred to herein collectively as the "Parties."

RECITALS

WHEREAS, the Parties previously entered into a Purchase and Sale Agreement, dated April 23, 2024 (the "Purchase and Sale Agreement") related to real property described therein as 678 Crosswind Blvd/6724 Azure Drive, (corner lot) Kennewick, Benton County, Washington (Tax Parcel No. 132991BP5674025), and legally described as:

> BINDING SITE PLAN #5674, LOT 25. RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5674, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2022-020339, 06/16/2022. SEE SURVEY 5674

(the "Property"); and

WHEREAS, on or about April 14, 2025 the Parties entered into a First Amendment to Purchase and Sale Agreement to (i) change the number of parking spaces assigned to Purchaser from twenty-two (22) to twenty-six (26); (ii) adjust the square footage of the Property that Purchaser is purchasing from thirteen thousand seventy-seven (13,077) square feet to fourteen thousand two hundred fifty-eight (14,258) square feet; (iii) increase the proposed dwelling units from thirty (30) units to forty-seven (47) units; (iv) create new easement rights related to accessing Seller's stormwater infrastructure; (v) increase the purchase price from four hundred eighteen thousand dollars ($418,000.00) to six hundred forty-five thousand dollars ($645,000.00) to reflect the increased square footage; and (vi) increase the earnest money deposit from twenty thousand nine hundred dollars ($20,900.00) to thirty-two thousand two hundred fifty dollars ($32,250); and

WHEREAS, on or about April 23, 2025 the Parties entered into a Second Amendment to Purchase and Sale Agreement to (i) extend Closing by 120 days pursuant to Section 7.4 of the Purchase and Sale Agreement, and (ii) assign the Purchase and Sale Agreement from Vatik Dulo and Ryan Foster to Vista Field, LLC; and

WHEREAS, on or about September 5, 2025 the Parties entered into a Third Amendment to Purchase and Sale Agreement to extend Closing by an additional 120 days; and

WHEREAS, on or about December 9, 2025 the Parties entered into a Fourth Amendment to Purchase and Sale Agreement to extend Closing by an additional sixty (60) days; and

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WEREAS, on or about February 24, 2026 the Parties entered into a Fifth Amendment to Purchase and Sale Agreement to extend Closing by an additional ninety (90) days until May 18, 2026; and

WHEREAS pursuant to Section 10.8 thereof, the Parties may amend or modify the Purchase and Sale Agreement by a written instrument executed by the Parties; and

WHEREAS, the Parties now wish to enter into this Sixth Amendment to Purchase and Sale Agreement as further described below.

NOW, THEREFORE, based on the foregoing Recitals, the Parties agree as follows:

AGREEMENT

1. Recitals. The Recitals set forth above are hereby incorporated into this Sixth Amendment by this reference.

2. Purchase and Sale Agreement. The Purchase and Sale Agreement and all amendments thereto described in the Recitals above are incorporated by reference into this Sixth Amendment as though written in full and shall, except as otherwise specifically modified herein, remain in full force and effect.

3. Reinstatement of Purchase and Sale Agreement and Amendment Thereto. The current date for Closing was set for May 18, 2026. The Parties understand that this date has passed but nonetheless desire to remain under contract and honor the terms and conditions of the Purchase and Sale Agreement and its various amendments described above, hereby affirmatively reinstate said Purchase and Sale Agreement by and through the execution of this Sixth Amendment, and further desire to amend the Purchase and Sale Agreement as further described below.

4. Amendments.

   a. Section 4.2 shall be modified as follows:

      4.2 Financial Contingency. Purchaser shall also be allowed one hundred eighty (180) days from the Effective Date (the "Financial Contingency Period") to find acceptable financing for the acquisition of the Property and construction of anticipated improvements, including landscaping thereon, which shall include, but not be limited to, any environmental due diligence or Environmental Studies required by the lender(s) (the "Financial Contingencies"), to its sole and exclusive satisfaction. Should Purchaser be satisfied that it has found ~~such~~ financing to satisfy the Financial Contingencies during the Financial Contingency Period then Purchaser shall provide written notice of such approval to Seller no later than the end of the Financial Contingency Period (the "Financial Approval Notice"). If Purchaser fails to provide the Financial Approval Notice by the end of the Financial Contingency Period, the Title Company shall, upon written request from Seller, immediately return the Deposit and all accrued interest

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thereon to Purchaser, and this Agreement shall terminate and be null and void and of no further force and effect and the Parties shall have no further rights or obligations hereunder (except for any provisions that expressly survive the termination of this Agreement).

b. Section 5.2 shall be modified as follows:

5.2 Purchaser's Representations and Warranties. Purchaser represents and warrants to Seller that this Agreement and all documents executed by Purchaser that are to be delivered to Seller at closing are, or at the time of closing will be (i) duly authorized, executed and delivered by Purchaser, (ii) legal, valid and binding obligations of Purchaser, and (iii) in compliance with all provisions of all agreements and judicial orders to which Purchaser is a party or to which Purchaser is subject. Purchaser further represents and warrants to Seller that it has secured financing to cover the purchase of the Property and all construction anticipated by the Purchaser as contemplated by the timelines of Sections 8.1 and 8.2.

c. Section 8.1.1 shall be modified as follows:

8.1.1 Construction of the Building is to commence no later than ~~sixty (60)~~ one hundred eighty (180) days from the date the deed is recorded transferring the Seller's title to the Property to Purchaser, and construction must be concluded, including all landscaping, within thirty-six (36) months from the Effective Date of this Agreement;

d. Section 7.4, as amended by the Second Amendment of Purchase and Sale Agreement, shall be modified as follows:

i. Eliminate the requirement for Purchaser to make payment of a six thousand dollar ($6,000.00) Extension Fee for the extension of the Closing Date authorized by this Sixth Amendment only. The Parties understand and agree that the Extension Fee is only being waived for this present extension and will remain in Section 7.4 as a requirement, unless waived again by the Parties in writing for any further extensions.

ii. Extend the Closing by an additional two hundred twenty-four (224) days until December 28, 2026.

6. Further Acts and Documents. The Parties shall execute any and all further documents, instruments, and other conveyances and agreements, and shall do all acts, which may be necessary or appropriate to fully implement the provisions of this Sixth Amendment.

7. Construction**.** In the event of any conflict, inconsistency or ambiguity between the terms of the Purchase and Sale Agreement and this Sixth Amendment, the terms of this Sixth Amendment shall govern and control. Any terms that are capitalized in this Sixth Amendment but not defined in this Sixth Amendment that are capitalized and defined in the Purchase and Sale Agreement shall have the same meaning for purposes of this Sixth

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Amendment as they have for purposes of the Purchase and Sale Agreement. The descriptive headings in this Sixth Amendment are for convenience only and will not control or affect the meaning or construction of any provision of this Sixth Amendment.

8. Counterparts. This Sixth Amendment may be executed in several counterparts, each of which shall be an original and shall constitute one and the same instrument.

9. Authority. Each of the undersigned represents and warrants that he/she has the authority to bind the entity for which he/she is executing this Sixth Amendment.

IN WITNESS WHEREOF, the Parties have executed this Sixth Amendment as of the Effective Date first written above.

SELLER: Port of Kennewick
A Washington Municipal Corporation
By Authority of its Board of Commissioners

By: _____

Tim Arntzen, Chief Executive Officer

Approved:

_____

Nick Kooiker, Port Auditor/CFO

Approved as to form:

_____

Taudd Hume, Port Counsel

PURCHASER: Vista Field, LLC
A Washington limited liability company

By: Signed by: Vatik Dulo F897E87CB1204A2...
Vatik Dulo
Its: Governor

By: Signed by: 281EEA2541244A0...
Ryan Foster
Its: Governor

PORT OF KENNEWICK

Resolution No. 2026-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING GOAL #10 OF THE CEO'S 2025/26 GOALS

WHEREAS, Goal #10 of the 2025-26 CEO's Goals & Objectives was flexible, whereby the Port CEO is to "identify and present one additionally beneficial project or ROI partnering opportunity to commissioners", approved by the Commission on October 22, 2024, and

WHEREAS, the Commission approved the proposed flexible goal on October 28, 2025, as a goal that the Port Chief Executive Officer (CEO) would resolve and report the PFAS resolution to the Port Commission; and

WHEREAS, the CEO Evaluation Committee has reviewed and recommends approval of this goal as complete.

NOW, THEREFORE, BE IT HEREBY RESOLVED the Port of Kennewick Commission hereby accepts the report "*Successful resolution of environmental investigation at Vista Field"* as depicted in Exhibit A; and

BE IT FURTHER RESOLVED that the Board of Commissioners of the Port of Kennewick hereby accepts and approves Goal #10 of the CEO's 2025/26 Goals and Objectives, related to the resolution of PFAS at the Port's Vista Field Project.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 10th day of November, 2026.

PORT OF KENNEWICK
BOARD OF COMMISSIONERS

By: _____

Vacant, *President*

By: _____

SKIP NOVAKOVICH*, Vice President*

By: _____

RAUL CONTRERAS GONZALEZ, *Secretary*

EXHIBIT "A"

MEMORANDUM

TO: Port of Kennewick Board of Commissioners

FROM: Tim Arntzen, Chief Executive Officer

DATE: November 10, 2026

RE: Successful resolution of environmental investigation at Vista Field

This memo will serve as a summary of the recently completed environmental investigation and cleanup at Port of Kennewick's Vista Field site. The Port's cleanup action was in response to the discovery of a soil sample at Vista Field that identified per- and polyfluoroalkyl substances (PFAS) chemicals at a level slightly above allowable limits.

I am proud of the collective efforts by Port Commissioners, staff and our consultants to address the issue proactively and transparently, which resulted in a successful outcome. The prompt and effective response assured that the development at Vista Field would resume in a timely fashion to the benefit of the Tri-Cities community and broader region.

Background

Port of Kennewick was informed in June 2025 by the owner of Lot 31 at Vista Field that soil samples collected by its contractor during construction activities on the property contained low concentrations of PFAS.

The Port then took steps to initiate additional sampling from that property to determine the validity of the initial sample results. As part of that effort, additional soil samples across the entire 103-acre Vista Field site were collected to investigate the potential presence of PFAS.

The Port hired environmental contractor Landau Associates to conduct the PFAS sampling utilizing a methodology that meets Washington Department of Ecology (Ecology) standards. At the same time, the Port retained the services of legal counsel Ogden Murphy Wallace PLLC and communication consultant Harris & Smith Public Affairs. They joined the Port's existing legal counsel at Goodstein Law Group PLLC and Witherspoon, Brajcich, McPhee PLLC to form an expert team for our Port staff to work with to identify solutions and resolve the issues presented by the environmental finding[1].

[1] PFAS working group members. Port of Kennewick: Tim Arntzen, Chief Executive Officer; Nick Kooiker, Deputy CEO/CFO/Auditor; Tana Bader Inglima, Deputy CEO; Larry Peterson, Director of Planning & Development; Amber Hanchette, Director of Real Estate, Bridgette Scott, Executive Assistant; Rochelle Olson, Director of Governmental Relations. Consultants: Carolyn Lake, Principal Attorney, Goodstein Law Group PLLC; Taudd Hume, Partner, Witherspoon, Brajcich, McPhee PLLC; John McCorkle CEP, Principal Consultant, Landau Associates, Inc.; Richard Du Bey, Member, Ogden Murphy Wallace PLLC; Jennifer Sanscrainte, Member, Ogden Murphy Wallace PLLC; Jace Fogelman, Project Assistant, Ogden Murphy Wallace PLLC; Barbara Smith, President, Harris & Smith Public Affairs

The investigation found that Lot 31 contained a single sample slightly above the allowable limit for PFAS. *All the other samples taken across the entire Vista Field site showed no PFAS levels of concern.* As a reminder, in 2014 the Port extensively evaluated Vista Field for all the listed pesticides, insecticides, petroleum products and other chemicals as required by Ecology, which resulted in no issues. However, Ecology recently (in 2023) expanded its list of chemical testing requirements to include PFAS. Also, Vista Field's history contained no known activities that typically lead to finding the man-made PFAS chemicals in water or soil (e.g., firefighting foam, de-icing chemicals, etc.).

Results Oriented Plan

Over the course of the past year, the team met regularly with full support from the Commission. Our guiding commitment was to protect the health and safety of our community, while ensuring our process was transparent and that we communicated openly with the public, our economic development partners and Vista Field investment partners.

Within days of the discovery of the soil sample results in June 2025, the Port team began a multi-level outreach program including the following steps:

- Notice to the Port Commission and nearby municipal elected officials
- Pause of the Port's planned construction of additional parking lots and utilities
- Pause land sales at Vista Field
- Contact Vista Field stakeholders, including personal contacts
- Issue a news release following the June 2025 Lot 31 finding indicating the Port's plans for a thorough environmental study
- Outreach to Washington Department of Ecology to inform them of the Port's finding and plans to voluntarily address the issue under the state's Model Toxics Control Act
- Develop an environmental plan to investigate the initial soil samples and conduct expanded sampling plan to determine the overall scope of the potential problem
- Develop a best practice work safety technical memo for restart of development
- Update Port and Vista Field websites with news releases and progress updates throughout the investigation

Plan Implementation

The environmental sampling plan was conducted in August 2025. By the end of September, the Port was able to report that of the 47 samples Landau Associates collected from the subject parcel and from the larger 103-acre Vista Field site, *only one soil sample* exceeded levels set by Ecology that would need further action. That sample came from Lot 31.

In late February 2026, approximately two dump trucks of soil were removed from a small spot (about 10 feet in diameter) from Lot 31. Following excavation and proper off-site disposal of the contaminated soil at a permitted landfill in eastern Oregon, confirmational sampling at Lot 31 showed no PFAS concerns remained. The hole was backfilled with clean soil.

The Port's cleanup action report and request for a No Further Action determination was sent to Ecology in March 2026. Meanwhile, our team worked hard to minimize legal liability by keeping property owners and our Vista Field stakeholders up to date.

The Outcome

In mid-June the Port received a No Further Action letter from Ecology. We were relieved that the team's hard work had been successful in getting ahead of the issues and we restarted projects and land sales at Vista Field.

Following the communication from Ecology, the Port team shared the good news that development would resume at Vista Field with Port Commissioners, staff, Vista Field property owners and stakeholders, as well as other partners and media. The feedback received and news coverage was all positive.

The Port also tasked its contractor to prepare a new Phase 1 Environmental Report for the entire Vista Field development that includes its PFAS investigation and remediation report. That Phase 1 report, showing no remaining PFAS concerns, will prove helpful to future land sales and development.

Conclusion

On a personal level, I believe Port of Kennewick's actions should be a model to Ecology for PFAS soil cleanups. Our approach and actions can help Ecology identify best practices that will serve our entire state and beyond as more and more entities identify and manage the cleanup of these newly regulated chemicals in soil.

I'm pleased to share the following comment about our approach from our environmental contractor, John McCorkle. John was a member of our team of experts who helped us successfully tackle this issue.

> *"It is a rare thing to see an organization handle a curveball like PFAS so calmly and so well. The Port of Kennewick team emphasized transparency and informing the public at every step. They wanted the investigation and cleanup done the right way, with the right team, from the beginning and engaged with Ecology promptly. I have rarely worked with an organization whose actions aligned so well with the values they speak of – the Port really walked the talk."*
>
> ***John McCorkle***
> *Principal Consultant, Landau Associates*

During the year-long effort, the entire team was fully engaged and dedicated to the Port's overall mission to serve our community. Everyone involved was guided by the facts and kept our focus on getting answers for taxpayers and our stakeholders.

The investment the Port made to bring together the best team, utilize the best science and do whatever it took resulted in the successful restart of Vista Field development.

PORT of KENNEWICK

AGENDA REPORT

TO: **Port of Kennewick Commission**

FROM: **Amber Hanchette, Director Real Estate**

MEETING DATE: **November 10, 2026**

AGENDA ITEM: **Vista Field – Updated Parcel Pricing**

I. REFERENCE(S): Resolution 2026-26

II. BACKGROUND:

In late 2021 commissioners approved a pricing structure for Vista Field land sales through Resolution 2021-20. Parcel prices included $98,000 for live/work parcels and $21.00 per square foot for commercial and commercial mixed-use parcels. Sales and marketing efforts were just beginning for the first phase of development in Vista Field with few, if any, urban mixed-use comparables available in our area. Additionally, the world was barely turning the corner on the COVID-19 pandemic and a time of great economic uncertainty.

Fast forward to today, COVID-19 has become part of our collective memory, and the port has weathered a twelve-month (2025-2026) pause in new infrastructure construction at Vista Field to remediate a small discovery of PFAS on Lot 31 where construction of concrete footings had already started. Despite these challenges, the port commission remained steadfast and committed to the long-term community vision for Vista Field as a pedestrian-oriented, urban town center.

Market conditions have improved and eight parcels in phase one have sold or are under contract. Of those eight parcels, two projects are fully constructed, one more will be ready to submit construction permits by early 2027, another parcel sold with construction pending and four are the jumping off point for a multi-phase, 300+ homes sprinkled throughout Vista Field and under contract with BlueChart LLC.

Several outside factors and a few lessons learned influenced the updated parcel pricing being presented for commission consideration.

- **Inflation**. According to the Bureau of Labor Statistics Consumer Price Index, the U.S. Inflation rate has increased by 24.35% since 2021.

- **Parking lot construction costs**. Heavy electric vehicle requirements by the Washington State legislature increased costs to construct joint use parking lots within Vista Field.

- **Comparables**. Staff analyzed commercial land sale offerings both sold and active from the multiple listing service. Criteria: 12-month time-period (October 2025 – October 2026), commercial land (no structures), max land size of 1 acre.

- **Avoided costs to Buyers**. After working through the first few land sales, staff refined the scope and value of avoided costs to potential buyers.

More than a bare piece of ground….

A shovel-ready parcel includes:

- Access to common area parking constructed by others*
- Electric vehicle charging stations
- Access to existing an existing transformer for power
- Water, sewer, power, natural gas, telecommunication stubbed at or near each parcel
- Access to fire line infrastructure offsite of parcel for sprinklered buildings
- Access to storm drain capture offsite of parcel
- Garbage and recycling enclosure

**Lot pricing subject to use/parking demand.*

- **Feedback from Buyers and Developers.** Corner parcels which offer double frontage and high value parcel locations generally command a price premium. In the case of Vista Field, stream frontage and Azure Drive are considered high value areas.

- **Feedback from Lenders**. Rather than only representing the cost through a per square foot price, what is the total dollar cost? What is the use? Each lender has different levels of risk tolerance.

- **Parking Adjustments**. Staff learned that business uses matter to the scope and impact on joint-use parking lots. A retail boutique has different parking demands than a restaurant. Beyond the cost of the land, the port and buyer need to identify realistic parking needs based on use then add additional cost to the purchase and sale agreement if needed.

III. DISCUSSION:

A. PHASE I PARCELS IN THE CORE OF VISTA FIELD



B. PROPOSED PRICING PACKAGES

LOT NUMBER	SQUARE FOOTAGE	PARCEL PACKAGE PRICING
13	12149	$ 340,172.00
14	4993	$ 149,790.00
16	4142	$ 115,976.00
17	4401	TBD - Pending binding site plan change
19	4784	$ 133,952.00
20	4970	$ 139,160.00
21	4977	TBD - Pending binding site plan change
23	13687	$ 410,610.00
24	11408	$ 342,240.00
26	14325	$ 429,750.00
32	8718	$ 261,540.00
33	7701	$ 231,030.00

Interior parcels along Main Street/Crosswind Boulevard - $28.00 psf
Premium parcels (corners and high value locations) - $30.00 psf

C. SUMMARY

As Vista Field continues to evolve and gain momentum, staff recommends:

- Re-evaluating parcel pricing as sales and market conditions change;
- Updating marketing materials to more accurately reflect the package value and avoided costs for a buyer to build in Vista Field;
- Updating Vista Field renderings to reflect current projects completed and pending along with parking and open spaces.

IV. ACTION REQUESTED OF COMMISSION:

Motion:

I move approval of Resolution 2026-26 approving updated base pricing for Vista Field phase one parcels to $28.00 per square foot and $30.00 per square foot; 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.

PORT OF KENNEWICK

Resolution No. 2026-26

A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS AUTHORIZING PARCEL PRICE UPDATE FOR VISTA FIELD PHASE 1A

WHEREAS, the Board of Commissioners previously adopted Vista Field Phase 1A parcel pricing through Resolution 2021-20; and

WHEREAS, parcels have sold in Phase 1A and market conditions have changed; and

WHEREAS, the Board of Commissioners has received new information to more accurately reflect current conditions; and

NOW, THEREFORE, BE IT HEREBY RESOLVED the Board of Commissioners of the Port of Kennewick hereby approves and adopts updated parcel pricing for Vista Field Phase 1A found in Exhibit A.

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 10th day of November 2026.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: __*District 1 Position Vacant*_____

Vacant, *President*

By: _____

Skip Novakovich, *Vice President*

By: _____

Raul Contreras Gonzalez, *Secretary*

Resolution No. 2026-26
EXHIBIT A

PHASE I PARCELS IN THE CORE OF VISTA FIELD



PROPOSED PRICING PACKAGES

LOT NUMBER	SQUARE FOOTAGE	PARCEL PACKAGE PRICING
13	12149	$ 340,172.00
14	4993	$ 149,790.00
16	4142	$ 115,976.00
17	4401	TBD - Pending binding site plan change
19	4784	$ 133,952.00
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23	13687	$ 410,610.00
24	11408	$ 342,240.00
26	14325	$ 429,750.00
32	8718	$ 261,540.00
33	7701	$ 231,030.00

**Lot pricing subject to use/parking demand.*

PORT OF KENNEWICK

Resolution No. 2026-27

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING GOAL #6 OF THE CEO'S 2025/26 GOALS

WHEREAS, the Commission approved 2025/26 Goals and Objectives for the Port Chief Executive Officer on October 22, 2024, via Resolution 2024-27; and

WHEREAS, Goal #6 was to "Perform marina safety analysis (electrolysis, stray current, etc.) by use of qualified contractor; and

WHEREAS, the CEO Evaluation Committee has reviewed and recommends approval of this goal as complete.

NOW THEREFORE, BE IT HEREBY RESOLVED the Port of Kennewick Commission hereby accepts the report "*Completed Clover Island Marina safety analysis of (electrolysis, stray current, etc.)"* as depicted in Exhibit A.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Port of Kennewick hereby accepts and approves Goal #6 of the CEO's 2025/26 Goals and Objectives, related to the safety analysis of the Clover Island Marina.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 10th day of November, 2026.

PORT OF KENNEWICK
BOARD OF COMMISSIONERS

By: _____

Vacant, *President*

By: _____

SKIP NOVAKOVICH*, Vice President*

By: _____

RAUL CONTRERAS-GONZALEZ, *Secretary*

EXHIBIT "A"

MEMORANDUM

TO: Port of Kennewick Board of Commissioners

FROM: Tim Arntzen, Chief Executive Officer

DATE: November 10, 2026

RE: Completed Clover Island Marina safety analysis of (electrolysis; stray current, etc.)

This memo is an overview of work performed by the Port to assess the safety at the Clover Island Marina related to electrolysis/stray current.

Monitoring for such a water hazard is relatively new for the marina industry, and the analysis was extremely beneficial.

I am pleased with the precautions taken as directed by the Port Commission to minimize the potential for electrical-related hazards for tenants, boaters, the public and staff in the Clover Island Marina.

Background

Electrical currents in marina waters from boats, docks or boat storage units can be dangerous and place swimmers, in particular, children, at serious risk.

Although swimming is not allowed within the marina, it is not only appropriate, but crucial, to minimize such a risk.

Most in-water electrical hazards are caused by boats that become conductors when there is an electrical wiring or other power supply issue.

The Port's dock power lines are above water and encased in conduit within our cement floating docks. The power supply to the Port's 11 boat storage units are underwater. However, those lines are insulated and properly grounded to minimize the wires from being exposed due to rubbing against the docks. The lines are also frequently inspected for wear, tear and potential rub points.

Nevertheless, there is always a risk from underwater infrastructure or improperly grounded wires, boats, lighting, pumps and stray lines.

Research & Marina Analysis

In early 2025, Port Director of Operations Michael Boehnke, Director of Real Estate Amber Hanchette and Marina Manager Kandy Yates, began researching this topic and potential solutions. Those efforts included speaking with pioneers in the field to increase the Port's knowledge and bring this expertise in-house.

Staff attended a training class in Bellingham conducted by Kevin Ritz. Kevin is an expert in marine electrical systems and co-founder of the Electric Shock Drowning Prevention Association.

Kevin established the Association following the tragic death of his 8-year-old son from what was later recognized as an electrocution from an electrical current flowing in the water where his son was swimming.

That class and discussions with Kevin led to other industry contacts including Troy Patton, Marina Operations Manager of Hagadone Marine Group in Coeur d'Alene and Rocky Rady, owner of Rady's Electric LLC and electrical contractor for Hagadone Marine Group.

In September 2025, Port staff Michael Boehnke, Kandy Yates and I met with marina electrical contractor, Rocky Rady in Coeur d' Alene to discuss electrical safety best practices and testing. The team then met with Troy Patton, Marina Operations Manager of Hagadone Marine Group, to tour that marina and discuss how they address electrical issues.

The following month, staff members Michael Boehnke and Kandy Yates visited marinas at Port of Kalama and Port of Camas-Washougal and met with their facilities and harbor professionals to discuss how those ports managed the marinas and electrolysis concerns.

In addition to significant online research and outreach by the Port a staff, Michael Boehnke attended a November 2025 training by Washington Public Ports Association Marina Committee meeting that included a presentation on the topic "Electric Opportunities: Marina Shore Power's Future."

Port staff have also provided updates to the Commission about potential shock hazards in the marina and our safety analysis efforts, as well as our research trips to other marinas.

Safety & Monitoring Equipment

Out of an abundance of caution, staff continued researching to identify monitoring solutions.

The Port purchased a Shock Alert device to evaluate the marina waters for stray electrical currents *and found no significant concerns at that time*.

The Shock Alert device is pulled along the water's surface to detect the presence of voltage gradients, indicating electrified water. When an issue is detected, this device has a handheld meter tool to verify the problem and identify the source.

While this tool proved effective, it is a manual, intermittent process.

Staff also explored the VoltSafe system, which is designed to shut off electricity to the dock power pedestal if it detects a fault in a boat wiring/electrical system. However, that system would be a retrofit and was not further pursued.

As a last step in the analysis, staff identified the Shock Tracker system. This equipment has submerged probes that perform continuous real-time monitoring for AC and DC stray electric currents in the water. That system provides early detection for Port staff with a dashboard monitor as well as email and text alerts. The Shock Tracker also emits an audible alert and dynamically switches the warning light from green to red to warn nearby marina users. Additionally, when integrated with existing dock power systems, the device can detect loose or compromised ground conditions and trigger shutdown of power to the affected dock circuit to reduce risk.

Next Steps & Conclusion

While the research is complete and intermittent evaluations can be performed with the Shock Alert device, life, health and safety concerns are paramount.

To monitor for in-water electrical hazards 24/7, we have budgeted for and plan to install the Shock Tracker system for ongoing monitoring for in-water electrical hazards at the Port's Clover Island Marina main docks (A, B and C) and fuel dock to monitor 24/7. According to the company, we will be the first Port marina to install its system.

Adding this real-time monitoring, adds another layer for protection for all marina users and our staff. We anticipate it will also positively impact our insurance rating and have communicated the safety analysis and plans to install the Shock Tracker system with our insurance carrier.

We also plan to provide information about this monitoring equipment to the Clover Island Yacht Club should it wish to explore this system for the docks it owns and operates in the marina.

Finally, following installation and a pilot run of the Shock Tracker system, we plan to approach Washington Public Ports Association to present our analysis and solution, benefitting all ports that operate marinas in our state.

PORT of KENNEWICK

AGENDA REPORT

TO: **Port of Kennewick Commission**

FROM: **The CEO Evaluation Committee:**
Port Commissioner Raul Contreras Gonzalez,
Port Deputy CEO & Chief Financial Officer Nick Kooiker and
Port General Legal Counsel Carolyn Lake

MEETING DATE: **November 10, 2026**

AGENDA ITEM: **Resolution 2026-28; 2026 CEO Performance Evaluation**

I. REFERENCE(S): Resolution 2022-19, adopted July 12, 2022.
2026 Port CEO Actions & Accomplishments Summary
Resolution 2026-28 and its Exhibit A, consisting of the
2026 CEO Evaluation Committee's Report and Recommendation

II. FISCAL IMPACT: Adjustment to CEO's compensation for 2027.

III. DISCUSSION:

The Port Commission oversees the annual evaluation of the Port's Chief Executive Officer's ("CEO") performance pursuant to the CEO's Employment Agreement, and pursuant to Resolution 2022-19, by which the Commission authorized a CEO Evaluation Committee. The CEO Evaluation Committee currently consists of Port Commissioner Raul Contreras Gonzalez, Port Deputy CEO & Chief Financial Officer Nick Kooiker and Port General Legal Counsel Carolyn Lake.

As directed by the Port Commission through its adoption of Resolution 2022-19, the CEO Committee met on multiple occasions to undertake the CEO evaluation, using the evaluation procedure, as described in Resolution 2022-19.

The CEO Evaluation Committee shared its written recommendation with the CEO as Resolution 2022-19 directs and has shared its written recommendation with the full Commission, copy attached to proposed Resolution 2026-28, as Exhibit A.

The CEO Evaluation Committee also is charged with offering a recommendation for salary adjustment in accordance with the CEO employment agreement.

IV. COMMITTEE RECOMMENDATION:

The CEO Evaluation Committee recommends to the Commission for approval in accordance with the CEO contract, a CEO performance rating of "Exceptional" for 2026.

The Committee recommends for the CEO a salary adjustment of +4%, which is consistent with the range contained in the CEO contract, and which also is dependent on Commission approval.

V. ACTION REQUESTED OF COMMISSION:

First Motion, *Performance Appraisal Rating:*

☐ *I move approval of Resolution 2026-28 regarding the CEO's 2026 Annual Performance Review and adopting the CEO Evaluation Committee's Performance Appraisal Rating recommendation attached as Exhibit A and that the Commission hereby deems the CEO's performance for 2026 as: "exceptional".*

-OR-

☐ *I move approval of Resolution 2026-28 regarding the CEO's 2026 Annual Performance Review and to modify the recommended CEO's performance evaluation, such that the Commission hereby deems the CEO's performance for 2026 as: ☐"satisfactory", ☐"above satisfactory".*

Second Motion, *CEO Salary Adjustment:*

I move that the Commission, in its approval of Resolution 2026-28 in accordance with the CEO's contract, and with consideration the CEO Evaluation Committee's recommendation, adopt a CEO salary adjustment for 2027 of:

☐ *a one-time salary adjustment of +4%, which is consistent with the range contained in the CEO Employment Agreement.*
-OR-
☐ *Other:_____.*

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PORT OF KENNEWICK

RESOLUTION No. 2022-19

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK REVISING THE CHIEF EXECUTIVE OFFICER (CEO) EMPLOYMENT AGREEMENT AND PERFORMANCE EVALUATION PROCESS

WHEREAS, the Chief Executive Officer's (CEO) current Employment Agreement (CEO Agreement) is in need of amendment to clarify the effect of subsequent benefit amendments; to more clearly delineate terms of indemnification; and to update the current individualized method used to review CEO's performance; and

WHEREAS, revising and amending the CEO Agreement in these areas will provide for greater clarity; and

WHEREAS, re-instituting the former CEO committee performance evaluation process consisting of one Commissioner serving a two-year term, the Chief Financial Officer (CFO), and Port Attorney will promote a more efficient and less complicated review process, and

WHEREAS, returning to the Committee Evaluation Process for CEO performance evaluations is accomplished by revising the Commission Rules of Policy and Procedure, Section 15, which in turn also adopts Exhibit A - the Committee Evaluation Process and Exhibit B, the CEO Annual Evaluation Form; and

WHEREAS, the Port CFO has reviewed the proposed documents and finds them in order.

NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners take the following actions:

1. The Port of Kennewick Board of Commissioners hereby approve and adopt the Third Amendment to the CEO Employment Agreement to (a) add a new Section 4.9 to clarify the effect of future amendments, (b) modify Section 7 to address indemnification, and (c) to acknowledge the change in title from "Executive Director" to the current title of "Chief Executive Officer", all as set as set forth in **Attachment 1** – Third Amendment to Employment Agreement.

2. The Port of Kennewick Board of Commissioners hereby revise Commission Rules of Policy and Procedure at Section 15 to reinstate the Committee CEO Evaluation Process, all as set as set forth in **Attachment 2** which incorporates **Exhibit A**- CEO Evaluation Committee Process and **Exhibit B** – CEO Annual Evaluation Form.

3. The Port of Kennewick Board of Commissioners hereby rescind Resolutions 2019-24, 2017-27 and 2017-16 upon adoption of this Resolution; and

4. The Port of Kennewick Board of Commissioners hereby ratify and approve all action by port officers and employees in furtherance hereof.

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ADOPTED by the Board of Commissioners of Port of Kennewick on the 26th day of July 2022.

PORT of KENNEWICK
BOARD of COMMISSIONERS

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

SKIP NOVAKOVICH, President

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

KENNETH HOHENBERG, Vice President

By: Disapprove

THOMAS MOAK, Secretary

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THIRD AMENDMENT TO EMPLOYMENT AGREEMENT

This Third Amendment dated July 26, 2022 amends that certain Employment Agreement entered into on November 15, 2013 by and between the PORT OF KENNEWICK, a Washington public port district, (the "Employer" or the "Port"), and TIM ARNTZEN (the "Employee" or "Chief Executive Officer"), as amended March 24, 2017 by the CEO's extension of the Longevity Agreement through December 31, 2020 (via memo); as amended by the First Amendment dated December 12, 2017 as referenced in Resolution 2017-27; as amended by Second Amendment dated November 26, 2019 (without Resolution); as amended by Resolution 2019-24 dated September 24, 2019; and as amended by Resolution 2020-30 dated December 8, 2020 which further extended the Longevity Agreement through December 31, 2025, ("CEO Agreement").

The Port and Chief Executive Officer wish to update and further amend the CEO Agreement as follows:

1. A new Section 4.9 is added to the CEO Agreement as follows:

   4.9 <u>It is understood that the Employee shall not receive a reduction to benefits provided pursuant to his employment agreement due to the adoption of any subsequent amendment or modification of this agreement. It is recognized that there may be a reduction in benefits provided pursuant to this Agreement should such reduction be mandated by law</u>.

2. Section 7 of the CEO Agreement is amended to add the additional language underlined below as follows:

   <u>Employer</u> <u>Responsibility:</u>

   To the maximum extent permitted by law, Employer shall defend, indemnify, and hold Employee harmless from and against any and all claims, demands, suits, action or proceedings of any kind of nature arising out of the performance by Employee of the Employee's duties and responsibilities as Chief Executive Officer of the Employer.

   <u>In addition, whenever an action or proceeding for damages is brought against the Employee, the Employer shall defend, indemnify, and hold the Employee harmless to the maximum extent permitted by the law for any liability incurred by the Employee in his capacity as an officer or employee of the Port acting in good faith. If the Employee personally incurs direct or indirect costs in order to respond to any such action, suit, proceeding, or claim, the Employer shall promptly reimburse the Employee upon written demand setting out such costs, provided indemnification of attorney's fees shall not exceed the hourly rate of the Port's General Legal Counsel as reflected in that General Legal Counsel's contract with the Port. Further, any amounts paid by</u>

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the Employee in settlement or as a result of a judgement shall be reimbursed by the Employer unless the Employer shall establish that the Employee did not act in good faith and in the best interests of the Port in carrying out his duties.

To the extent of any conflict between this agreement and any other policy or procedure of the Port, this Agreement shall prevail. The obligations of the Employer to indemnify and hold the Employee harmless shall survive the termination of this Agreement or expiration of the employment relationship. Therefore, the obligation to indemnify the Employee applies whether the individual is currently or was previously employed by the Port of Kennewick at the time facts giving rise to such a matter arose.

3. The CEO Agreement is revised throughout to replace all references to "Executive Director" with the updated title of "Chief Executive Officer".

4. The following previous amendments to the CEO Agreement are rescinded: (a) First Amendment dated December 12, 2017 as referenced in Resolution 2017-27; (b) Creation of Committee Evaluation Process approved by Resolution 2017-16, Second Amendment dated November 26, 2019, as referenced in Resolution 2019-24; and (c) Reversion of the Committee Evaluation Process approved by Resolution 2019-24.

5. All other provisions except those previous amendments expressly referenced herein and not rescinded and as amended herein remain in full force and effect.

EMPLOYER:

PORT OF KENNEWICK

A Washington state public port district

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

Skip Novakovich, Commission President

EMPLOYEE:

By: DocuSigned by: Tim Arntzen 897EAA4F32B4455...

Tim Arntzen, Chief Executive Officer

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Resolution 2022-19
Attachment 2

PORT OF KENNEWICK

Port Commission Rules of Policy and Procedure

CHIEF EXECUTIVE OFFICER (CEO) EVALUATION	Section 15.0
Adopted by the Commission on July 26, 2022 Resolution 2022-19	Replaces Section 15, adopted February 22, 2011 and as amended by Resolution 2016-01, adopted January 12, 2016 and Replaces Resolution 2017-16, adopted October 10, 2017 Replaces Resolution 2017-27, adopted December 12, 2017

15. CEO EVALUATION

15.1 CEO Evaluation Committee

15.1.1 The Port Commission shall appoint a CEO Evaluation Committee made up of the Port's Chief Financial Officer, Port Attorney, and one Commissioner to serve a 2-year term. Each member shall be unbiased.

15.1.2 The CEO Evaluation Committee will develop the CEO's goals and objectives for Port Commission review and approval. The goals and objectives developed by the Committee shall be specific, measurable, attainable, realistic, timely and in alignment with the Port's mission, budget, work plan, and comprehensive scheme of development.

15.1.3 The Commission accepts the following procedure for the CEO Evaluation Committee to evaluate the CEO's performance, which is attached hereto as **Exhibit "A**", and the CEO Evaluation Committee has created the Chief Executive Officer Performance Evaluation Form Revised 2022, which is attached hereto as **Exhibit "B".**

15.1.4 On an annual basis, the CEO Evaluation Committee will conduct CEO's performance evaluation.

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15.1.5 On an annual basis, the CEO Evaluation Committee will present the results of its evaluation of the CEO's performance to the Port Commission for review and approval. Such results may include, among other things, recommendation for salary adjustment in accordance with CEO's employment agreement.

15.1.5 The CEO Evaluation Committee may use assistance from other staff members or consultants as necessary and appropriate.

15.1.6 The Port Commission shall address CEO performance issues as they arise by timely referring them to the CEO Evaluation Committee. The CEO Evaluation Committee will develop a procedure for handling performance issues that may arise between annual evaluations. As part of that procedure, any performance related item must be communicated to the CEO in writing within 14 business days following the date any such alleged action or inaction occurred. If the CEO Evaluation Committee fails to notify the CEO of a matter of which the Commission members are aware, the performance related item shall not be relied upon or addressed in a performance review. Prior to issuing such a written notice, the CEO Evaluation Committee shall undertake an appropriate inquiry, which generally will include discussion with the CEO, in accordance with applicable laws, policies and contracts. Once notified, the CEO shall be provided a reasonable period of time to cure the concern or deficiency.

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RESOLUTION 2022-19
EXHIBIT "A" TO SECTION 15,
COMMISSION RULES OF PROCEDURES

1. CEO EVALUATION PROCESS

1.1 CEO Evaluation Committee

1.1.1 *COMMITTEE AUTHORITY:* Resolution 2022-19 authorized the creation of the CEO Evaluation Committee (Committee). Furthermore, it established the members of the Committee are: Port's Chief Financial Officer; Port Attorney; and one Commissioner to be appointed by the Commission.

1.1.2 *COMMISSION DIRECTION:* The Commission direction for the Committee is as follows:

- Develop a process for evaluating CEO's performance.
- Perform the CEO evaluation using the Chief Executive Officer Performance Evaluation Form revised 2022.
- Develop the CEO's goals and objectives for Commission review and approval.
- Present the CEO evaluation to the Commission for review and approval annually. This will include a recommendation for salary adjustment in accordance with CEO's employment agreement.
- Use assistance from other staff members or consultants as necessary and appropriate.
- Develop a process for handling performance issues as they arise between annual evaluations if performance issues are brought forth by the Port Commission.

1.1.3 *COMMITTEE MEETINGS*: The Committee will meet at least annually, conducting its first meeting for CEO's performance review no later than September 15th. The Commission typically will need to approve the CEO's evaluation at their first meeting in November, so the ideal time to present to Commission is at the second meeting in October. The deadline for final Commission approval is November 15th.

1.1.4 *CHANGES TO THIS PROCESS*: Changes to this process must be approved by the majority of the Committee members, and with the consent of the CEO, which consent shall not be unreasonably withheld.

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1.2 CEO Annual Evaluation Process

1.2.1 The Committee will evaluate the goals & objectives set by the Commission as part of the evaluation process.

1.2.2 The Committee will also consider additional work either directed or performed for the Port's benefit that was not included in the initial goals and objectives approved by Commission.

1.2.3 The Committee will also consider the overall operational success at the Port (including but not limited to: marina and building occupancy, land sales, property maintenance, contract management, financial oversight, strategic alliances/partnerships, communications, positive publicity, brand reputation, and strategic leadership including personnel management and development).

1.2.4 The Committee will include resolved or unresolved performance issues addressed by the Commission in the CEO's evaluation.

1.2.5 The Committee will present the CEO evaluation to the CEO and allow the CEO to draft a formal response before the evaluation is presented to the Commission.

1.2.6 The Committee will present the evaluation to the Commission as allowed by law.

1.2.7 The Committee will provide the Commission a CEO performance recommendation of "unsatisfactory," "satisfactory," "above satisfactory," or "exceptional" in accordance with the CEO Employment Agreement.

Performance Appraisal Ratings:

- Exceptional – The individual is making a significant contribution to the organization. This person constantly accepts responsibilities beyond those of the job held and continuously exceeds expectations regarding completion of work assignments. There are few areas regarding performance of job responsibilities in which he/she could improve.
- Above Satisfactory – The individual is a steady and consistent performer and carries out duties in a fully responsible and effective manner. Meets and occasionally exceeds expectations regarding job responsibilities and completion of work assignments. Even though present performance is acceptable, there may be areas regarding performance of job responsibilities in which the person should improve.

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- Satisfactory – The individual generally meets standards or expectations. It is expected that with the appropriate improvement plan, performance will reach a fully satisfactory level within a specified time period.
- Unsatisfactory – The individual generally does not meet standards or expectations It is expected that with the appropriate improvement plan, performance will reach a satisfactory level within a reasonable specified time period in keeping with part 10 of the CEO's employment agreement and prior to the imposition of any disciplinary action.

1.2.8 The Committee shall maintain confidentiality around its deliberations and evaluation results.

1.3 CEO Goals and Objectives

1.3.1 In order to promote creativity & collaboration, the CEO can recommend goals and objectives for the Committee's consideration.

1.3.2 The Committee will review the CEO's recommended goals and objectives in order to determine if the goals are specific, measurable, attainable, realistic, timely and in alignment with the Port's mission, budget, work plan, and comprehensive scheme of development.

1.3.3 The Committee will involve the CEO during the goal setting process in order to allow feedback. In addition, this ensures the goals are specific, measurable, attainable, realistic, timely and in alignment with the Port's mission, budget, work plan, and comprehensive scheme of development.

1.3.4 The Committee will also consider one goal that is open to allow flexibility (example: Identify and present additional mutually beneficial or ROI partnering opportunities to Commissioners).

1.3.5 The CEO and committee will work to the best of their abilities to reach agreement on goals and objectives before presenting to the Commission for approval.

1.3.6 The Committee will present the final goals and objectives to the Commission for approval.

1.3.7 The Committee, with CEO feedback, may also present to the Commission recommendations on amending the goals and objectives (example: Commission directive change, or goal may be modified due to budget changes).

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1.3.8 The Committee will perform review of the CEO goals and objectives and present this update to the Commission at least annually for the evaluation process.

1.4 Performance Issues Process

1.4.1 The Port Attorney will perform legal review of the performance related item and gather information or documents. Port Attorney may use assistance from other staff members or consultants as deemed appropriate and within the approved budget.

1.4.2 The Port Attorney will present to the Committee the performance related items and findings.

1.4.3 If the Committee determines the performance related item is a finding that needs Commission discussion, the Committee will add the performance item to the agenda for the Commission to discuss as allowed in executive session, upon consent from the CEO.

1.4.4 Performance evaluations shall be made a part of the CEO's personnel file. The CEO has the right to review this file and to make a written request that information and documentation be removed that the CEO believes is inaccurate, incredible, unsubstantiated, or unwarranted. Upon review, the Employer shall remove all information identified by the CEO which is found to be inaccurate, not credible, or unsubstantiated, or where any discipline was not warranted.

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RESOLUTION 2022-19
EXHIBIT "B" TO SECTION 15,
COMMISSION RULES OF PROCEDURES

ANNUAL PERFORMANCE EVALUATION

CEO Evaluation Committee Evaluations of the CEO's Performance

IMPORTANT DUTIES & EXPECTATIONS	PERFORMANCE APPRAISAL		COMMENTS/EXAMPLES:
	Met	Not met	Attach pages/documentation as needed
I. Vision and Purpose: A. Assists the Commission in defining its shared vision. Communicates that direction to the organization. B. Collaborates with the Commission to advance the Port's vision and purpose. C. Advocates the vision by strategic resource allocation toward attainment.			Click or tap here to enter text.
II. Strategic Agility: Is proactive; anticipates future trends, benefits, and consequences; has broad knowledge and perspective; can objectively state possibilities and probabilities.			
III. Operating Plans/Financial Plans: A. Develops, maintains, and implements strategic plans and operational goals that effectively brings the Port's vision to fruition. B. Administers the Port's financial affairs consistent with state law and adopted policies, budget, and financial guidelines.			

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IV. Integrity: Sets the tone for the Port by exemplifying consistent values and high ethical awareness, honesty, and fairness.			
V. Political and Institutional Sensitivity: A. Maneuvers through complex political and institutional situations effectively; anticipates potentially negative reactions, recommends, and plans a course of action; views politics as a necessary part of organizational and public sector life and works to be effective within that reality. Unless otherwise not practical, obtains Commission concurrence prior to publicly stating position. B. Develops solutions to complex issues that challenge the Port's ability to recognize its vision and purpose. Demonstrates sensitivity to resource availability when developing solutions. C. Leads the Port in building effective relationships with tenants, customers, jurisdictional partners, and community.			
VI. Knowledge/Decision Quality: A. Knows how successful public ports work; knowledgeable in current and possible future practices, trends, and information affecting port management, the port industry, and our Port; knows the competition; is aware of how strategies and tactics			

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work in the marketplace. B. Makes good decisions based on analysis, wisdom, experience, and judgment; most solutions and suggestions turn out to be correct when judged over time.			
VII. Leadership/Management: A. Demonstrates an entrepreneurial spirit by identifying ways to generate revenue, investment capital and maximizes the financial potential of existing port assets. B. Rallies support behind the vision and strategic plan; can inspire and motivate staff and community. C. Creates an environment where employees at all levels contribute their knowledge, skills, abilities, and ideas in a way that maximizes their potential. Employee potential is not limited by divisional walls or job title. Appropriately delegates to others. Is a good judge of talent; hires the best people available inside or outside the organization. D. Creates a climate in which people want to do and can do their best; can motivate team or project members; empowers others; invites input and shares ownership and visibility. Makes each person feel his/her work is important.			

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VIII. Initiative/ Courage/ Adaptability: A. Self-starting ability. Promptly takes hold and follows through with minimum direction. B. Willingness to state opinions and reasons without concern about the popularity of the views. Forthrightness in dealing with Commission, customers, suppliers, and others in the organization. C. Ability to adjust to changing conditions or unusual assignments. Flexibility in undertaking a variety of assignments, acceptance of decisions which go counter to own opinion.			
IX. Loyalty: Understanding and accepting of goals and policies of the organization. Willingness to support organization and management.			
X. Communications: Effectiveness of exchanging significant information throughout all levels of the organization; with clients, vendors, and the public.			

PERFORMANCE APPRAISAL OVERALL RATING				
The CEO's performance for the year 2022 is found to be:	Exceptional	Above Satisfactory	Satisfactory	Unsatisfactory

Additional Evaluator Comments:

_____

_____

_____

_____

_____

DocuSign Envelope ID: AF3040E2-0353-4587-B659-96E288FDA3FB

CEO Evaluation Committee Signatures:

Commissioner Date

Chief Financial Officer Date

Port Attorney Date

CEO Comments:

DocuSign Envelope ID: AF3040E2-0353-4587-B659-96E288FDA3FB

CEO Signature:

Tim Arntzen Date



Ribbon cutting for KUKI Izakaya at Vista Field.

2026 Port CEO Actions & Accomplishments Summary

(September 2025 – September 2026)







Celebrating Blueberry Bridal at Vista Field and Wheat Head on the Water and Brandi Dayton Art at Columbia Gardens.

2026 Port of Kennewick CEO Actions & Accomplishments Summary

This report provides highlights of the Port of Kennewick team's efforts from September 2025 through September 2026. While my direct management, guidance, leadership, and personal engagement drive these actions and accomplishments, I'm fortunate to lead such a high-performing team and they deserve praise and much credit for the port's success.

On a related note, I must call out the significant achievement related to the June 2025 discovery and subsequent spring 2026 remediation of PFAS from a small, 10-foot area of soil at Vista Field.

This enormous effort cannot be understated in terms of the major focus and work required by the team to navigate the many facets of that year-long challenge.

Tim Arntzen, *Chief Executive Officer*

MILESTONE ACCOMPLISHMENTS:

- **PFAS No Further Action Notice**: Received a "no further action" letter from Washington State Department of Ecology on June 11, 2026, affirming no per- and polyfluoroalkyl substances (PFAS) above allowable limits remain at Vista Field, restarting land sales and port and private-sector development at Vista Field.

- **Vista Field Phase 1 Assessment**: Directed the preparation of a new Phase 1 Environmental Report for the entire Vista Field development that was completed in July 2026 that includes its PFAS investigation and remediation report. That Phase 1 report, showing no remaining PFAS concerns, is critical to future land sales and development. This assessment was possible because of the early decision to obtain soil samples across all 103 acres at Vista Field to determine the magnitude of the PFAS presence; the results indicated PFAS was only present in a single sample on a private developer's lot at levels in the parts per trillion.

Successful resolution of environmental investigation at Vista Field

"It is a rare thing to see an organization handle a curveball like PFAS so calmly and so well. The Port of Kennewick team emphasized transparency and informing the public at every step. They wanted the investigation and cleanup done the right way, with the right team, from the beginning and engaged with Ecology promptly. I have rarely worked with an organization whose actions aligned so well with the values they speak of – the port really walked the talk."

John McCorkle
Principal Consultant, Landau Associates

- **Vista Field's First Businesses:** Welcomed Vista Field's first businesses, Blueberry Bridal, with a ribbon-cutting in March, and KUKI Izakaya in June.

- **Community Pavilions**: Finished initial work to improve Vista Field's Southern Gateway, converting two airplane hangars into open-air pavilions with a walkway built using sections of Vista Field's historic metal runway and a paper airplane art installation.

- **Vista Field Development Agreement 2026 - 2036**: Completed a 10-year extension to the Vista Field Development Agreement between the port and the City of Kennewick (*Port Commission approved April 28, 2026; Kennewick City Council approved May 5, 2026*). This agreement is the keystone to structured and stable development at Vista Field and gives current and future purchasers stability and certainty with the overall development direction of the site. The initial agreement was set to expire in 2027, and if abandoned would have cast doubt about the project's future, as developers would have no guarantee that the high standards would remain in place to protect their investments.

- **Vista Field Joint Use Parking Lot – City-Port Partnership**: Finalized negotiations with City of Kennewick and Public Facilities District on the details of an agreement to partner on a 450-space joint use parking lot at Vista Field. While this project was not in our work plan, it presented a great opportunity to secure shared parking at a fraction of the cost without carving out valuable Vista Field land. Working with the Commission, the port budget was amended to fund this project, which will be extremely helpful in meeting the public's expectations that Vista Field will be developed according to the community master plan. This deviation demonstrates the Commission's directive that planning efforts and work plans need to remain flexible when positive, unanticipated opportunities arise.

- **Columbia Gardens Grand Opening Celebrations:** Hosted an event to welcome Cuba Libre to the Food Truck Plaza and held the port's first dual ribbon-cutting event in June to officially welcome Wheat Head on the Water and Brandi Dayton Art at Columbia Gardens.

- **Clean State Audits Record – 30 Consecutive Years**: Moved to a biennial audit schedule with the Washington State Auditor's Office following the 30th consecutive clean audit opinion with no findings – officially closing audits covering detailed financial statements, policies and procedures related to Port of Kennewick's 2024 operations. *The port's record of clean audits is a significant measure of solid management and fiscally-sound leadership.*





Vista Field community pavilions. Quilt of Valor® award presentation to Commissioner Novakovich. Commissioner Raul Contreras Gonzalez holding a bucket of playground sand from Tim Arntzen, presented in jest when announcing the PFAS No Further Action letter from Ecology.

SUPPORTING ACTIONS/ACCOMPLISHMENTS

- **Port Management:** Led the day-to-day operations of the port, ensuring transparent public engagement and a fiscally-sound, highly productive organization. Worked to ensure port compliance with evolving federal, state, and local resolutions and regulations. Additionally, provided oversight and administration of biennial budget, invoices, 32 leases and 64 contracts (small works, major works, A&E, non-A&E, maintenance/operations, and technology); and provided financial presentations to Commissioners including the 2026-2027 work plan and budget workshops, 2026 Tax Levy capacity/certification.

- **New Commissioner Support**: Assisted in coordinating communications, information and IT needs for Commissioner Raul Contreras Gonzalez to ensure a successful onboarding process.

- **Commissioner Retirement/Appointment Process Support:** Started to coordinate planning for the Commissioner appointment process following the retirement announcement of Commissioner Ken Hohenberg.

- **Internal Audits**: Completed internal audits regarding lease revenue, utilities, payroll, maintenance equipment, and insurance with no exceptions noted.

- **Comprehensive Insurance Overhaul**: Conducted a review of insurance requirements for all contracts and leases in coordination with the port attorney, insurance broker (and MRCS policy guidance) to ensure the port is adequately covered and protected, while easing excessive policy limits for those doing business with the port.

- **Staff Transitions:** Bid farewell to two valued, long-term staff members: Tana Bader Inglima and Mike Melia and hired Rochelle Olson as Director of Governmental Relations and Chad Purdy as Maintenance Manager.

- **New Vista Field Phase I:** Established a path forward for Phase I consisting of perfected lots, common area amenities and infrastructure that will open Phase I for BlueChart as well as other commercial and mixed-use lots. In addition to laying the foundation for the first residential development at Vista Field, this backbone infrastructure is anticipated to facilitate other developers, beneficially leveraging the port's scant financial resources.

- **Major Planned Development at Vista Field:** Continued talks with Vista Field LLC on the developer's planned five-story building with ground-floor commercial and apartments and condominiums on the upper floors.

- **RCCF & HAEIF Grants**: Continued providing quarterly grant reports to Benton County Rural County Capital Fund (RCCF) and Hanford Area Economic Investment Fund (HAEIF) for Azure Drive Parking & Utility Improvements project grants.





Commissioners present a service award plaque for retired Commissioner Ken Hohenberg to his wife. Former and current port team members Mike Melia, Tana Bader Inglima, and Ryan Bailey around the repaired Mother of Reinvention II artwork.

- **New Tenants**: Welcomed Benton Franklin Head Start Administrative Offices to the Vista Field Development Facility and Cuba Libre, The Local Bite, Brandi Dayton Art, and Wheat Head on the Water to Columbia Gardens Food Truck Plaza, and Security Engineers and Altitude Agri Services to the Oak Street Industrial Park.

- **CTUIR Friendship & Powwow Analysis:** Coordinated several significant meetings, including with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Board of Trustees, tribal elders, economic development, and Tamástslikt Cultural Institute staff related to port activities and opportunities of mutual benefit, including attending Two Cultures – One Community Powwow and participating in meetings about a port-supported Tri-Cities Powwow.

- **Marina Condition Assessment:** Completed an assessment of the port's Clover Island Marina to assess maintenance needs to plan for major repairs and capital projects in the current and coming budget cycles.

- **The Gathering Place Repair**: Repaired vandalized Grandson sculpture, reinstalled him at The Gathering Place on Clover Island, and informed our CTUIR partners.

- **Mother of Reinvention II Fix**: Repaired the artwork's rotating metal base and improved drainage around the base. The pooling water had caused the artwork to corrode over time.

- **Columbia Gardens Artisan Village Mini Master Plan & Implementation:** Developed an in-house concept, consulted with tenants and implemented the plan to create an outdoor grassy seating area next to the two-tenant building. The new green space features a perimeter fence, picnic tables from a small local business, hops and two new trees for shade (replacing some of the dying/diseased non-native trees that had to be removed).

- **Columbia Gardens Artisan Village Tree Removal:** Removed four non-native trees that had reached the end of their natural life and were diseased and dying. Prior to removal, the port consulted with two arborists as well as the CTUIR and City of Kennewick to confirm those agencies had no environmental or cultural concerns. Also, coordinated with Washington Department of Fish & Wildlife to ensure the work dates were post-nesting season and posed minimal risk to nesting bird species.

- **Columbia Gardens Capital Budget Request:** Explored the concept for state funding for an enclosed seating area at Columbia Gardens as a Member Requested Local Community Project request for for the upcoming legislative session.

- **Hosted Commission on Asian Pacific American Affairs (CAPAA):** Hosted a board meeting for Washington state's Commission on Asian Pacific American Affairs.







Port staff reinstalling the repaired Grandson sculpture. Commissioner Raul Contreras Gonzalez welcomes CAPAA members to Columbia Gardens with port team member/CAPAA Commissioner David Phongsa. Commissioner Skip Novakovich congratulates Cuba Libre at a community event to celebrate the food truck's opening at Columbia Gardens.

- **First Purple Heart Port in Washington**: Coordinated with Port Commissioners and Veterans of Foreign Wars James E. Rosselot Post 5785 in Kennewick to establish Port of Kennewick as the state's first Purple Heart Port to honor and remember those wounded or killed in service to the country.

- **Friends of the Port Award**: Recognized Daniel Tlatenchi and Ricardo Garza as the port's 2025 awardees.

- **Property Security & Maintenance**: Installed Wi-Fi and security cameras at Vista Field and installed permanent cameras at Columbia Gardens. Addressed ongoing maintenance at all projects including weeds, tree health, pest control, and water features. Managed health, safety and other security issues, including police and agency incident reports.

- **Passenger Boat Analysis:** Obtained signatures from Tri-Port partners in support of the effort to obtain a Port of Kennewick-owned and operated passenger boat to support local economic development initiatives. Currently obtaining a support letter from the City of Kennewick/Fire Department for the boat to use for rescue and other emergency calls.

- **DPZ CoDesign New Urbanism Immersion Tour:** Planned and attended a visit to key developments in Miami with Commissioner Contreras Gonzalez to introduce the port's New Urbanism expert consultants and key concepts of this unique type of redevelopment, which will be a first for the Tri-Cities at Vista Field.

- **Marina Administrative Efficiencies**: Conducted an extensive market study and identified efficiencies and other adjustments to implement in 2027, which will reduce overall costs and provide billing consistency for Marina tenants, while keeping rates below other Washington marinas and reducing staff time. These changes will include reducing boat insurance liability requirements, charging a flat fee for electricity usage and increasing monthly rates to help offset some Marina capital costs.

- **Expanded Workflow Efficiencies**: Updated Laserfiche workflow for contract processes as well as haul-outs and guest moorage agreements for the Marina.

- **Clover Island Vibrancy**: Managed use of the professional stage; coordinated stage training refresher for vendor, port, and hotel staff; 15 concerts in 2026 (May through August) – the 21st year for series.

- **Columbia Gardens Vibrancy**: Worked to create vibrancy at Columbia Gardens including Summer Thursdays live music/family game nights and other events in partnership with vendors and the HDKP/SOCO Creative District.





Members of Veterans of Foreign Wars James E. Rosselot Post 5785 in Kennewick congratulate Commissioners as Port of Kennewick becomes Washington's first Purple Heart Port.
Commissioners announce Daniel Tlatenchi (center left) and Ricardo Garza as 2025 Friends of the Port.

- **WPPA Environmental Seminar Presentation:** Coordinated materials in preparation for a Port of Kennewick panel session presentation to Washington Public Ports Association's (WPPA) environmental sector in the Seattle area. The presenters will include a Commissioner, CEO, legal counsel and environmental consultants. Due to the successful PFAS cleanup effort, this is a distinct honor for the port.



Washington State Department of Ecology Director Casey Sixkiller and Tim Arntzen at the WPPA Environmental Seminar.

- **Speaking Engagements:** Presented to several groups related to the port's projects and successes, including the positive PFAS outcome. A few notable presentations delivered include the CTUIR Board of Trustees, WPPA, Kennewick Kiwanis and Leadership Tri-Cities, during its Economic Development class session day.

- **Media Relations**: Managed media involvement for more than 100 positive or neutral print and broadcast stories, including land sales and development move forward at Vista Field following the PFAS No Further Action letter.

- **Marketing & Outreach**: Continued relationship with TRIDEC to assist the port in marketing Vista Field including representation at ICSC 2026 in Las Vegas. Provided oversight and management of port marketing, advertising, and outreach efforts, which included refreshing still and video imagery, writing and publishing newsletters, the public-facing work plan and preparing and placing print and broadcast ads, flyers, posters, social media, direct-mail and other promotions for port properties/facilities.



- **Wayfinding Enhancements**: Updated signage along Clover Island Drive and throughout Columbia Gardens and to reflect the project's name change and diverse non-wine-related businesses.

- **Veterans Christmas Tree & Holiday Lighting:** Ensured the tree was lit for holiday season, as well as lighting trees and shrubs on Clover Island.

- **John Maxwell Training:** Completed two port team sessions of leadership and performance seminars with a focus on "blind spots" and communication skills. Coordinated presentations by trainers to brief the Commission.

CEO GOALS & OBJECTIVES ACTIONS/ACCOMPLISHMENTS

The presentations to Commissioners to close out two of the goals below (Marina safety analysis and PFAS) will be completed before the end of 2026.

- Present design for Daybreak Commons. (**Completed**)
  Approved by Commission October 28, 2025. Resolution 2025-19

- Collaborate with BlueChart's contractors to present a plan for the first stage of amenities at Vista Field. (**Work in Progress**)

    - Rekindled BlueChart Homes relationship: Participated in calls with BlueChart and held an in-person meeting with BlueChart officials 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.

- Update historical background for comp scheme, including history with tribe. (**Completed**).
  Approved by Commission December 9, 2025. Resolution No. 2025-28

- Perform Marina safety analysis (electrolysis; stray current, etc.) by use of qualified contractor. (**Work in Progress**)

    - Analysis completed. Report writing underway in preparation for a Commission presentation.

- Complete construction of Woonerf North & Woonerf South parking lots at Vista Field. (**Work in Progress**)

    - Delayed by PFAS; contract bid in August and awarded in September 2026; substantial project completion anticipated by spring 2027.

- 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. (**Work in Progress**)

    - Selected and contracted with expert legal and environmental technical experts.
    - Managed team of experts throughout the investigation, cleanup and closeout process.
    - Conducted regular timely, responsible, and transparent communications with Commission, port team, stakeholders and media throughout the process.
    - Completed phase 1 and sitewide PFAS environmental investigation/soil sampling.
    - Developed a Clean Up Action Plan (mitigation plan) that included the scope and methodology acceptable to Ecology and completed soil remediation.
    - Considered cost recovery options tempered with port philosophy and community values and expectations throughout the entire effort with team of experts and Commission input.
    - Drafting closeout memo to present to Commission after receiving a "No Further Action" letter from Ecology on June 11, 2026, following successful environmental investigation and soil remediation.

PORT OF KENNEWICK

Resolution No. 2026-28

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING THE PORT CHIEF EXECUTIVE OFFICER'S 2026 PERFORMANCE EVALUATION

WHEREAS, the Port Commission oversees the annual evaluation of the Port's Chief Executive Officer's ("CEO") performance pursuant to the CEO's Employment Agreement, and pursuant to Resolution 2022-19, by which the Commission authorized a CEO Evaluation Committee; and

WHEREAS, the CEO Evaluation Committee consists of Port Commissioner Raul Contreras Gonzalez, Port Deputy CEO/Chief Financial Officer Nick Kooiker and Port General Legal Counsel Carolyn Lake; and

WHEREAS, as directed by the Port Commission through its adoption of Resolution 2022-19, the CEO Committee met on multiple occasions to undertake the CEO evaluation, using the evaluation procedure, as described in Resolution 2022-19; and

WHEREAS, the CEO Evaluation Committee also is charged with offering a recommendation for salary adjustment in accordance with the CEO employment agreement; and

WHEREAS, the CEO Evaluation Committee has shared its written recommendation with the CEO as Resolution 2022-19 directs and has shared its written recommendation with the full Commission, with a copy attached hereto as Exhibit A**.**

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Performance Evaluation**. The Port of Kennewick Board of Commissioners has reviewed the CEO Evaluation Committee's recommendation attached as Exhibit "A" and hereby
   ❑ approves ❑ modifies the CEO's performance evaluation as recommended.

2. **Performance Appraisal Rating.** The Port of Kennewick Board of Commissioners, in accordance with the CEO's contract, and with consideration of the CEO Evaluation Committee's recommendation hereby deems the CEO's performance for 2026 as: ❑"exceptional", ❑"satisfactory", or ❑"above satisfactory".

3. **CEO Salary Adjustment.** The Port of Kennewick Board of Commissioners, in accordance with the CEO's contract, and with consideration the CEO Evaluation Committee's recommendation, adopts a CEO salary adjustment for 2027 as follows:

   ❑ a one-time salary adjustment of +4%, based on the CEO's Employment Agreement.
   ❑ Other:_____.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 10th day of November 2026.

By: _____

Vacant
President

By: _____

SKIP NOVAKOVICH
Vice President

By: _____

RAUL CONTRERAS GONZALEZ
Secretary

RESOLUTION 2026-28; EXHIBIT A

ANNUAL PERFORMANCE REVIEW
Individual Commissioner Evaluation of CEO's Performance- 2026

IMPORTANT DUTIES/EXPECTATIONS	PERFORMANCE APPRAISAL		COMMISSIONER COMMENTS
➢ **Attach extra papers as necessary** ➢ **Factors should be reviewed in terms of quality, quantity and timeliness**	**Met**	**Not met**	
1. <u>Vision and Purpose</u> A. Assists the Commission in defining its shared vision. Communicates that direction to the organization.	**X**		• DPZ CoDesign New Urbanism Immersion Tour: Planned and attended a visit to key developments in Miami with Commissioner Contreras Gonzalez to introduce the port's New Urbanism expert consultants and key concepts of this unique type of redevelopment, which will be a first for the Tri-Cities at Vista Field.
B. Collaborates with the Commission to advance the Port's vision and purpose.	**X**		• New Commissioner Support: Assisted in coordinating communications, information and IT needs for Commissioner Raul Contreras Gonzalez to ensure a successful onboarding process • Commissioner Retirement/ Appointment Process Support: Coordinated planning for the Commissioner appointment process following the retirement announcement of Commissioner Ken Hohenberg • Vista Field Joint Use Parking Lot – City-Port Partnership: Finalized negotiations with City of Kennewick and Public Facilities District on the details of an agreement to partner on a 450-space joint use parking

			lot at Vista Field. While this project was not in our work plan, it presented a great opportunity to secure shared parking at a fraction of the cost without carving out valuable Vista Field land. Working with the Commission, the port budget was amended to fund this project, which will be extremely helpful in meeting the public's expectations that Vista Field will be developed according to the community master plan. This deviation demonstrates the Commission's directive that planning efforts and work plans need to remain flexible when positive, unanticipated opportunities arise • First Purple Heart Port in Washington: Coordinated with Port Commissioners and Veterans of Foreign Wars James E. Rosselot Post 5785 in Kennewick to establish Port of Kennewick as the state's first Purple Heart Port to honor and remember those wounded or killed in service to the country • Friends of the Port Award: Recognized Daniel Tlatenchi and Ricardo Garza as the port's 2025 awardees.
C. Advocates the vision by <u>strategic resource allocation</u> toward attainment.	**X**		• RCCF & HAEIF Grants: Continued providing quarterly grant reports to Benton County Rural County Capital Fund (RCCF) and Hanford Area Economic Investment Fund (HAEIF) for Azure Drive Parking & Utility Improvements project grants.

			• Columbia Gardens Capital Budget Request: Explored the concept for state funding for an enclosed seating area at Columbia Gardens as a Member Requested Local Community Project request for for the upcoming legislative session. • New Vista Field Phase I: Established a path forward for Phase I consisting of perfected lots, common area amenities and infrastructure that will open Phase I for BlueChart as well as other commercial and mixed-use lots. In addition to laying the foundation for the first residential development at Vista Field, this backbone infrastructure is anticipated to facilitate other developers, beneficially leveraging the port's scant financial resources.
2. Strategic Agility Is proactive; anticipates future trends, benefits and consequences; has broad knowledge and perspective; can objectively state possibilities and probabilities.	**X**		• Passenger Boat Analysis: Obtained signatures from Tri-Port partners in support of the effort to obtain a Port of Kennewick-owned and operated passenger boat to support local economic development initiatives. Currently obtaining a support letter from the City of Kennewick/Fire Department for the boat to use for rescue and other emergency calls.
3. Operating Plans/Financial Plans A. Develops, maintains and implements strategic plans and operational goals that effectively brings the Port's vision to fruition.	**X**		• Expanded Workflow Efficiencies: Updated Laserfiche workflow for contract processes as well as haul-outs and guest moorage agreements for the Marina.

			• Vista Field's First Businesses: Welcomed Vista Field's first businesses, Blueberry Bridal, with a ribbon-cutting in March, and KUKI Izakaya in June. • Clover Island Vibrancy: Managed use of the professional stage; coordinated stage training refresher for vendor, port, and hotel staff; 15 concerts in 2026 (May through August) – the 21st year for series. • Community Pavilions: Finished initial work to improve Vista Field's Southern Gateway, converting two airplane hangars into open-air pavilions with a walkway built using sections of Vista Field's historic metal runway and a paper airplane art installation. • Columbia Gardens Grand Opening Celebrations: Hosted an event to welcome Cuba Libre to the Food Truck Plaza and held the port's first dual ribbon-cutting event in June to officially welcome Wheat Head on the Water and Brandi Dayton Art at Columbia Gardens. • New Tenants: Welcomed Benton Franklin Head Start Administrative Offices to the Vista Field Development Facility and Cuba Libre, The Local Bite, Brandi Dayton Art, and Wheat Head on the Water to Columbia Gardens Food Truck Plaza, and Security Engineers and Altitude Agri Services to the Oak Street Industrial Park.

B. Administers the Port's financial affairs consistent with state law and adopted policies, budget and financial guidelines.	**X**		• Wayfinding Enhancements: Updated signage along Clover Island Drive and throughout Columbia Gardens and to reflect the project's name change and diverse non-wine-related businesses. • **Clean State Audits Record** – 30 Consecutive Years: Moved to a biennial audit schedule with the Washington State Auditor's Office following the 30th consecutive clean audit opinion with no findings – officially closing audits covering detailed financial statements, policies and procedures related to Port of Kennewick's 2024 operations. The port's record of clean audits is a significant measure of solid management and fiscally-sound leadership. • Internal Audits: Completed internal audits regarding lease revenue, utilities, payroll, maintenance equipment, and insurance with no exceptions noted.
4. Integrity Sets the tone for the Port by exemplifying consistent values and high ethical awareness, honesty, and fairness.	**X**		• Successful resolution of environmental investigation at Vista Field in transparent, ethical manner. "It is a rare thing to see an organization handle a curveball like PFAS so calmly and so well. The Port of Kennewick team emphasized transparency and informing the public at every step. They wanted the investigation and cleanup done the right way, with the right team, from the beginning and engaged with Ecology

			promptly. I have rarely worked with an organization whose actions aligned so well with the values they speak of – the port really walked the talk." --John McCorkle Principal Consultant, Landau Associates
5. <u>Political and Institutional Sensitivity</u> A. Maneuvers through complex political and institutional situations effectively; anticipates potentially negative reactions, recommends and plans a course of action; views politics as a necessary part of organizational and public sector life and works to be effective within that reality. Unless otherwise not practical, obtains Commission concurrence prior to publicly stating position.	**X**		• PFAS No Further Action Notice: Received a "no further action" letter from Washington State Department of Ecology on June 11, 2026, affirming no per- and polyfluoroalkyl substances (PFAS) above allowable limits remain at Vista Field, restarting land sales and port and private-sector development at Vista Field • Vista Field Development Agreement 2026 - 2036: Completed a 10-year extension to the Vista Field Development Agreement between the port and the City of Kennewick (Port Commission approved April 28, 2026; Kennewick City Council approved May 5, 2026). This agreement is the keystone to structured and stable development at Vista Field and gives current and future purchasers stability and certainty with the overall development direction of the site. The initial agreement was set to expire in 2027, and if abandoned would have cast doubt about the project's future, as developers would have no guarantee that the high standards would remain in place to protect their investments.

B. Develops solutions to complex issues that challenge the Port's ability to recognize its vision and purpose. Demonstrates sensitivity to resource availability when developing solutions.	**X**		• PFAS….
C. Leads the Port in building effective relationships with tenants, customers and community.	**X**		• Media Relations: Managed media involvement for more than 100 positive or neutral print and broadcast stories, including land sales and development move forward at Vista Field following the PFAS No Further Action letter. • Columbia Gardens Vibrancy: Worked to create vibrancy at Columbia Gardens including Summer Thursdays live music/family game nights and other events in partnership with vendors and the HDKP/SOCO Creative District. • Hosted Commission on Asian Pacific American Affairs (CAPAA): Hosted a board meeting for Washington state's Commission on Asian Pacific American Affairs
6. <u>Knowledge/ Decision Quality</u> A. Knows how successful public ports work; knowledgeable in current and possible future practices, trends and information affecting port management, the port industry and our Port; knows the competition; is aware of how strategies and tactics work in the marketplace.	**X**		• Comprehensive Insurance Overhaul: Conducted a review of insurance requirements for all contracts and leases in coordination with the port attorney, insurance broker (and MRSC policy guidance) to ensure the port is adequately covered and protected, while easing excessive policy limits for those doing business with the port

			• Marina Administrative Efficiencies: Conducted an extensive market study and identified efficiencies and other adjustments to implement in 2027, which will reduce overall costs and provide billing consistency for Marina tenants, while keeping rates below other Washington marinas and reducing staff time. These changes will include reducing boat insurance liability requirements, charging a flat fee for electricity usage and increasing monthly rates to help offset some Marina capital costs. • Port Management: Led the day-to-day operations of the port, ensuring transparent public engagement and a fiscally-sound, highly productive organization. Worked to ensure port compliance with evolving federal, state, and local resolutions and regulations. Additionally, provided oversight and administration of biennial budget, invoices, 32 leases and 64 contracts (small works, major works, A&E, non-A&E, maintenance/operations, and technology); and provided financial presentations to Commissioners including the 2027-2028 work plan and budget workshops, 2026 Tax Levy capacity/certification
B. Makes good decisions based on analysis, wisdom, experience and judgment; most solutions and suggestions turn out to be correct when judged over time.	**X**		• Marina Condition Assessment: Completed an assessment of the port's Clover Island Marina to assess maintenance needs to plan for major repairs and capital projects in the current and coming budget cycles.

			• Property Security & Maintenance: Installed Wi-Fi and security cameras at Vista Field and installed permanent cameras at Columbia Gardens. Addressed ongoing maintenance at all projects including weeds, tree health, pest control, and water features. Managed health, safety and other security issues, including police and agency incident reports.

7. <u>Leadership/Management</u>
 	
A. Demonstrates an entrepreneurial spirit by identifying ways to generate revenue, investment capital and maximizes the financial potential of existing port assets.
	X		• Obtaining new tenant for existing facility at several challenging locations:
			  •VFDFA Building leased to Benton Franklin Headstart
			  •Columbia Drive Artisan Village Tasting Room
			
			• Executed Oak Street Sale of building to existing tenant

B. Rallies support behind the vision and strategic plan; can inspire and motivate staff and community.	**X**		• CTUIR Friendship & Powwow Analysis: Coordinated several significant meetings, including with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Board of Trustees, tribal elders, economic development, and Tamástslikt Cultural Institute staff related to port activities and opportunities of mutual benefit, including attending Two Cultures – One Community Powwow and participating in meetings about a port-supported Tri-Cities Powwow

			• Columbia Gardens Artisan Village Mini Master Plan & Implementation: Developed an in-house concept, consulted with tenants and implemented the plan to create an outdoor grassy seating area next to the two-tenant building. The new green space features a perimeter fence, picnic tables from a small local business, hops and two new trees for shade (replacing some of the dying/diseased non-native trees that had to be removed). • Veterans Christmas Tree & Holiday Lighting: Ensured the tree was lit for holiday season, as well as lighting trees and shrubs on Clover Island.
C. Creates an environment where employees at all levels contribute their knowledge, skills, abilities and ideas in a way that maximizes their potential. Employee potential is not limited by divisional walls or job title. Appropriately delegates to others. Is a good judge of talent; <u>hires the best people available inside or outside the organization.</u>	**X**		• Staff Transitions: Bid farewell to two valued, long-term staff members: Tana Bader Inglima and Mike Melia and hired Rochelle Olson as Director of Governmental Relations and Chad Purdy as Maintenance Manager
D. Creates a climate in which people want to do and can do their best; can motivate team or project members; empowers others; invites input and shares ownership and visibility. Makes each person feel his/her work is important.	**X**		• John Maxwell Training: Completed two port team sessions of leadership and performance seminars with a focus on "blind spots" and communication skills. Coordinated presentations by trainers to brief the Commission

8. <u>Initiative/Courage/Adaptability</u> A. Self-starting ability. Promptly takes hold and follows through with minimum direction.	**X**		• Columbia Gardens Artisan Village Tree Removal: Removed four non-native trees that had reached the end of their natural life and were diseased and dying. Prior to removal, the port consulted with two arborists as well as the CTUIR and City of Kennewick to confirm those agencies had no environmental or cultural concerns. Also, coordinated with Washington Department of Fish & Wildlife to ensure the work dates were post-nesting season and posed minimal risk to nesting bird species.
B. Willingness to state opinions and reasons without concern about the popularity of the views. Forthrightness in dealing with Commission, customers, suppliers, and others in the organization.	**X**		• The CEO regularly briefs Commission members one on one to keep Commissioners up to date on percolating issues and matters of interest. Discussions are honest, frank and offer CEO's best insights consistent with the best interest of the Port.
C. Ability to adjust to changing conditions or unusual assignments. Flexibility in undertaking a variety of assignments, acceptance of decisions which go counter to own opinion.	**X**		• Vista Field Phase 1 Assessment: Directed the preparation of a new Phase 1 Environmental Report for the entire Vista Field development that was completed in July 2026 that includes its PFAS investigation and remediation report. That Phase 1 report, showing no remaining PFAS concerns, is critical to future land sales and development. This assessment was possible because of the early decision to obtain soil samples across all 103 acres at Vista Field to determine the magnitude of the PFAS presence;

			the results indicated PFAS was only present in a single sample on a private developer's lot at levels in the parts per trillion.
9. Loyalty Understanding and accepting of goals and policies of the organization. Willingness to support organization and management.	**X**		• Funding the $700,000 PFAS costs in the current budget cycle to avoid extended carry-over payment obligations; **consistent** with the Port's Budget, Financial, and Operational Policy • CEO consistently achieves and exceeds annual goals set by the Commission
10. Communications A. Effectiveness of exchanging significant information throughout all levels of the organization; with clients, vendors, and the public.	**X**		• Marketing & Outreach: Continued relationship with TRIDEC to assist the port in marketing Vista Field including representation at ICSC 2026 in Las Vegas. Provided oversight and management of port marketing, advertising, and outreach efforts, which included refreshing still and video imagery, writing and publishing newsletters, the public-facing work plan and preparing and placing print and broadcast ads, flyers, posters, social media, direct-mail and other promotions for port properties/facilities • WPPA Environmental Seminar Presentation: Coordinated materials in preparation for a Port of Kennewick panel session presentation to Washington Public Ports Association's (WPPA) environmental sector in the

			Seattle area. The presenters will include a Commissioner, CEO, legal counsel and environmental consultants. Due to the successful PFAS cleanup effort, this is a distinct honor for the port. • Speaking Engagements: Presented to several groups related to the port's projects and successes, including the positive PFAS outcome. A few notable presentations delivered include the CTUIR Board of Trustees, WPPA, Kennewick Kiwanis and Leadership Tri-Cities, during its Economic Development class session day.

Additional Commissioner Comments:

CEO Tim Arntzen has had another outstanding year, demonstrating strong leadership, sound judgment, and a clear commitment to the Port and the communities it serves. His ability to keep projects moving while recognizing and taking advantage of new opportunities has resulted in meaningful progress across the Port's properties and operations.

From advancing Vista Field, securing the ten-year extension of the development agreement with the City of Kennewick, and welcoming new businesses, to continue to make Clover Island and Columbia Gardens more vibrant destinations, his accomplishments are both significant and visible in the community.

Just as important, he continues to be a thoughtful and responsible steward of public resources. Achieving the Port's 30th consecutive clean state audit is an extraordinary accomplishment and speaks volumes about the quality of management and financial oversight he brings to the organization.

His leadership through the PFAS investigation at Vista Field deserves particular recognition. He guided the Port through an unexpected and potentially serious challenge with transparency, care, and a determination to get it right. The successful outcome and the Department of Ecology's No Further Action determination are a testament to his steady leadership and the efforts of the entire Port team.

Throughout the year, he has also continued to build strong community relationships, support and develop staff, keep the Commission informed, and look for ways to move the Port forward. What stands out is his ability to balance the big-picture vision with the day-to-day details, while remaining approachable, candid, and focused on what is best for the Port.

The Commission appreciates his dedication, the pride he takes in the organization, and the many ways his leadership continues to make a positive difference.

RECOMMENDATION:

EXHIBIT A -

The CEO Evaluation Committee recommends to the Commission for approval in accordance with the CEO contract, a CEO performance rating of "Exceptional" for 2026.

The Committee recommends for the CEO a one-time salary adjustment of +4 %, based upward cost of living increases, and consistent with the terms of the CEO's Employment Agreement.

Tim Arntzen's Comments Related to 2026 Performance Review

Over the years, I have had the pleasure of offering my comments related to my annual performance review. I am honored to have yet another occasion. Some of my comments will parallel remarks I have made in the past, such as being blessed by having the opportunity to work with highly skilled team members and a commission that is proactive and visionary. However, this year, I'm offering a few observations that I may not have previously shared with the commission.

The Old:

Again, it is easy to receive a positive performance review when the manager is surrounded by a talented team. I am humbled by the accomplishments that make it into my performance review, even though I realize the work was achieved by able hands other than mine. And with the recognition that the concept may have been generated by minds other than mine. However, if there is credit due to the manager, it may be a result of listening carefully to staff recommendations, not only about a suggested course of action, but also with a proposed means of accomplishing the goal. I do listen carefully to staff-generated ideas, and it is usually effortless to formulate a response: "go for it;" "get it done and keep me in the loop," etc.

The value of working alongside self-starters cannot be underestimated. As I like to say: "you coach from the sidelines." Meaning that my staff is in the game, so to speak, and take the necessary actions and follow up. Occasionally the coach will offer a comment "from the sidelines." Very seldom do I need to interject with a different course of action. And the objective is then passed onto the commission for discussion and potential action. This is what we have done for quite some time. And not for a minute to minimize the impact of the commission. Using PFAS as an example, the coach may help formulate the game plan with staff input; staff carries out the objectives, but the success of the game rests with the final decisions of the commission. Sometimes multi-million-dollar decisions.

It is the full integration of staff, manager and commission that leads to our success.

The New

I am realizing that more and more of my time is spent interfacing with individual commissioners. And a little less time on memos, checklists and other day-to-day matters. That doesn't mean those things are falling through the cracks, it just means that I have grown in the job position, in recognition of new opportunities. I do enjoy interacting with the commissioners individually and collectively in commission meetings. The benefit of my close working relationship with the commissioners is that when we bring challenging topics to the commission, there is little chance of surprise.

Overall, I agree with the commission that we have an effective and highly functioning port, which has sought out and secured wins and navigated challenges with precision and transparency. It is my honor to continue to serve the commission, and I look forward to additional opportunities to be of service.

November 3, 2026

PORT of KENNEWICK

350 CLOVER ISLAND DRIVE, SUITE 200, KENNEWICK WASHINGTON 99336 | 509-586-1186 | PORTOFKENNEWICK.ORG

August 14, 2026

Karl Dye
President & CEO, TRIDEC
7130 W Grandridge Blvd. # A
Kennewick, WA 99336

Dear Karl,

This letter provides a high-level overview of Port of Kennewick's (POK) interest in purchasing a purpose-built passenger boat to facilitate POK's interest in providing waterfront tours of our community to visiting dignitaries, potential investors and travel writers, etc.

We believe a U.S. Coast Guard-certified vessel will increase our community's ability to assist TRIDEC and other jurisdictional partners in showing a new and exciting face of our community: one from a beautiful waterfront window. Other communities lack the amazing Columbia River amenity that is a significant asset for the Tri-Cities.

Under this proposal, POK would acquire and operate the vessel with a U.S. Coast Guard licensed captain.

It is anticipated that the vessel would seat 12 to 16 passengers comfortably and would be suited for our local river and environmental conditions. It would also have a public address system, enabling appropriate speakers to narrate each journey as appropriate.

While POK would own and operate the vessel, maintain it and moor it at our first-class marina, the vessel and crew would be available for use by community partners for the purposes identified above. Additionally, tours could be tailored for each specific purpose.

I have discussed this concept with our partner ports, and each executive has expressed enthusiastic support. Please note the assent of each sister port representative below.

As you and I discussed previously, we would ask for TRIDEC's assistance in determining whether HAEIF grant funding may be possible.

Thank you, and I hope to discuss this matter with you in further detail at your convenience.

Sincerely,

Tim Arntzen
CEO, Port of Kennewick

August 25th, 2026

Adam Lincoln
Executive Director, Port of Pasco

4-1-, 2026

Ron Branine
Interim Executive Director, Port of Benton

KENNEWICK
WASHINGTON

October 10, 2026

Tri-City Development Council
7130 W Grandridge Blvd,
Suite #A
Kennewick, WA 99336

Mr. Dye,

I am writing in support of the Port of Kennewick's proposed purchase of a shared watercraft to showcase the Tri-Cities from the water while strengthening regional emergency response capabilities. This vessel would provide a valuable opportunity to highlight our waterfront and community assets while supporting the rescue operations of the Kennewick Fire Department (KFD), Kennewick Police Department (KPD), and regional partners.

A vessel with capacity for 12–16 passengers, appropriately configured for emergency operations, could allow fire, rescue, and law enforcement personnel to transport multiple victims, stranded boaters, or dive team equipment. It could also serve as a floating incident command post, triage area, or evacuation platform during emergencies involving larger passenger vessels or other incidents requiring a coordinated response.

A shared watercraft would give KFD and KPD a readily available platform to reach and mark the last-seen location of a submerged person, boat, or vehicle. Establishing this location quickly would support dive rescue teams by providing a clear reference point and a floating platform from which to begin search operations.

The vessel would also strengthen interagency coordination throughout the Tri-Cities. By adding marine rescue capacity, Kennewick personnel could better support regional mutual aid responses alongside Pasco, Richland, and county agencies.

Mooring the vessel at Clover Island would offer an additional operational advantage. Direct slip access could reduce the time required to respond to water rescues and medical emergencies by eliminating the need to launch a trailered boat at a public ramp. Clover Island's centralized location, secure mooring, and proximity to the Columbia River's main channel and nearby shorelines would make it a practical staging location for emergency operations.

This investment would serve both community promotion and public safety. I support the Port of Kennewick's efforts to pursue a shared watercraft that highlights the unique character of the Tri-Cities while improving our collective ability to respond to emergencies on the water.

Please do not hesitate to contact me if you require any additional information.

Sincerely,

E. Erdman

Erin Erdman
City Manager

EMAIL CityManagers@ci.kennewick.wa.us **PHONE** 509-585.4238 **FAX** 509-585-4445
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Business Briefs — September 2026

Port of Kennewick considers boat investment

The Port of Kennewick is considering investing in a passenger boat to show off the best the Tri-Cities' has to offer.

The idea came in part from port CEO Tim Arntzen's past experience with jet boat tours on the Hanford Reach, he told the Tri-Cities Area Journal of Business. Cities, Hanford contractors or Visit Tri-Cities officials used the tours to bring in people interested in investing in the area, he said.

"I still remember the value of getting people out on the water – dignitaries, travel writers, folks that are thinking to invest in the community," Arntzen said.

He talked with port Commissioner Skip Novakovich, and the idea kept coming up, so he brought it to the commission to pursue.

The idea is to secure a 14- to 16-person passenger boat that could be used by the port as a sort of water taxi for events on Clover Island or by other organizations in the area for a small fee.

The port already has the infrastructure to store, fuel and maintain a boat, and Arntzen already has the necessary certification to captain such a vessel. Another port staff member has an interest in getting certified, Arntzen said.

For now, though, the port is merely looking for letters of support from the Port of Pasco and Port of Benton. A show of community support would help the Port of Kennewick access some grant funding through the Tri-City Development Council, or TRIDEC, Arntzen said. So far, they've been interested, he said.

Port of Benton's interim executive director, Ron Branine, told the Tri-Cities Area Journal of Business the port is supportive of it.