

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JANUARY 13, 2026 MINUTES

Commission Meeting recordings, with agenda items linked to corresponding audio, can be found on the Port's website at: <https://www.portofkennewick.org/commission-meetings-audio/>

Commission President Skip Novakovich called the Regular Commission Meeting to order at 2:00 p.m.

ANNOUNCEMENTS AND ROLL CALL

The following were present:

Board Members: Skip Novakovich, President
Kenneth Hohenberg, Vice President (via telephone)
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
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator
David Phongsa, Marketing/Capital Projects Coordinator
Carolyn Lake, Port Counsel (via telephone)

OATH OF OFFICE

Ms. Yates performed the Oath of Office for Commissioner Raul Contreras Gonzalez (*Exhibit A*).

PLEDGE OF ALLEGIANCE

Commissioner Contreras Gonzalez led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated December 17, 2025**
Direct Deposit and E-Payments totaling \$123,235.41
- B. Approval of Direct Deposit and E-Payments Dated December 30, 2025**
Direct Deposit and E-Payments totaling \$109,617.53
- C. Approval of Warrant Register Dated December 22, 2025**
Expense Fund Voucher Number 107527 through 107566 for a grand total of \$240,603.35
- D. Approval of Warrant Register Dated December 31, 2025**
Expense Fund Voucher Number 107567 through 107582 for a grand total of \$47,883.68
- E. Approval of Warrant Register Dated January 13, 2026**
Expense Fund Voucher Number 107583 through 107626 for a grand total of \$296,209.16

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F. Approval of Regular Commission Meeting Minutes December 9, 2025

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

ACTION ITEM

A. 2026-2027 Election of Officers

Mr. Arntzen gave a brief overview of the election of officers for the 2026-2027 term.

Commissioner Novakovich inquired if Commissioner Hohenberg would be willing to serve as President.

Commissioner Hohenberg stated he is willing to serve in whatever capacity.

MOTION: *Commissioner Novakovich moved for the approval of the following slate of officers for the Port of Kennewick Board of Commissioners for the 2026-2027 years, effective January 1, 2026; President, Commissioner Hohenberg; Commissioner Novakovich, Vice President; and Secretary Commissioner Raul Contreras Gonzalez; Commissioner Contreras Gonzalez seconded.*

PUBLIC COMMENT

No comments were made.

Discussion

Commissioner Hohenberg stated Commissioner Novakovich did a great job over serving as President over the last 4 years and stated it added stability to what the Commission was trying to accomplish. Commissioner Hohenberg offered congratulations to Commissioner Contreras Gonzalez and is excited for the next few years.

Commissioner Contreras Gonzalez thanked the Commission and stated he is excited for the future.

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

Commissioner Novakovich stated the Commission Policies and Procedures state officers take their new position at the next Commission Meeting; therefore, he will continue to run the remainder of this meeting.

B. 2026-2027 Commission Organization Representation

Mr. Arntzen presented the draft 2026-2027 organization representation chart for Commission discussion (*Exhibit B*).

The Commission discussed the organizational chart and determined Commission representation for each local board. The Commission will provide their non-port appointed committees/boards

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to Ms. Scott prior to the next Commission Meeting for approval.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field

Ms. Hanchette briefed the Commission on the construction progress at Vista Field for Blueberry Bridal and Kuki Izakayi (*Exhibit C*).

B. Kennewick Waterfront

Mr. Phongsa reported that the second annual photos with Santa and Mrs. Claus at Columbia Gardens was a success (*Exhibit D*). Mr. Phongsa stated Columbia Gardens Wine and Artisan Village will be going through a rebranding process and will now be known as Columbia Gardens Artisan Village. The Port will be changing out the signage and wayfinding this year to reflect the new name.

C. CEO Report

Mr. Arntzen reported on the following:

- 6% vacancy rate at the Clover Island Marina;
- Congress for the New Urbanism Conference will be held in Bentonville Arkansas on May 12-16, 2026;
- Mr. Arntzen and Commissioner Contreras Gonzalez will travel to Miami to meet the DPZ team;
- At future Commission Meetings, staff will review important documents such as Delegation of Authority, Commission Policy and Procedures; and Work Plan.

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

Commissioners reported on their respective committee meetings.

E. Non-Scheduled Items

Ms. Scott stated once the Commission approves the Commission Organization Representation Chart is approved, please accept the calendar invites.

Ms. Hanchette stated at the last meeting, Commission and staff discussed the potential land sale at 1620 E 7th Avenue. The Port owns the property; however, Wes Meares, owner of Western Equipment Sales/Supply and Design, owns the buildings. With the Commission's permission, the Port and Mr. Meares have accepted a proposal for purchase of the land and the buildings. Ms. Hanchette is working on the due diligence and purchase and sale agreement and will present the details at next meeting for Commission consideration.

Mr. Arntzen reported that Port and City of Kennewick staff met for their joint meeting to discuss joint projects and matters.

Commissioner Contreras Gonzalez thanked staff and Commission for welcoming him and accommodating the audience and stated he is excited to serve the Port for the next 6 years.

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PUBLIC COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:10 p.m.

APPROVED:

PORT of KENNEWICK BOARD of COMMISSIONERS

DocuSigned by:

Kenneth Hohenberg

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Kenneth Hohenberg, President

DocuSigned by:

Skip Novakovich

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Skip Novakovich, Vice President

Signed by:



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Raul Contreras Gonzalez, Secretary

OATH OF OFFICE

STATE OF WASHINGTON)

: ss

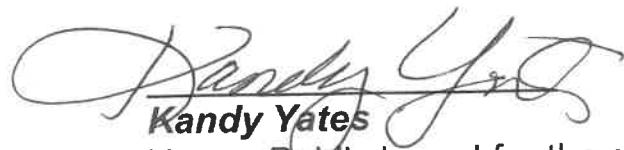
COUNTY OF BENTON)

I, RAUL CONTRERAS GONZALES, do solemnly swear that I will support the Constitution of the United States and the Constitution and laws of the State of Washington, and that I will faithfully and impartially perform and discharge the duties of the office of PORT OF KENNEWICK COMMISSIONER, DISTRICT 2, for a six-year term according to the law, to the best of my ability.



RAUL CONTRERAS GONALZEZ

SUBSCRIBED AND SWORN to before me this 13th day of January, 2026.



Kandy Yates

Notary Public in and for the state of Washington, residing in city of Pasco.

STATE OF WASHINGTON,
County of Benton } ss.

NOTICE OF ELECTION

To Raul Contreras Gonzalez

DEAR SIR/MADAM:

You are hereby notified that you received the highest number of votes cast for the office of Port of Kennewick – Commissioner District 2 for a 6- year term at the General Election held in the above County and State, on the 4th day of November 2025, and will be given a Certificate of Election on taking the oath of office.



IN WITNESS WHEREOF, I have hereunto set my hand and seal this
25th day of November 2025.

Brenda Chilton

Benton County Auditor

STATE OF WASHINGTON,
County of Benton } ss.

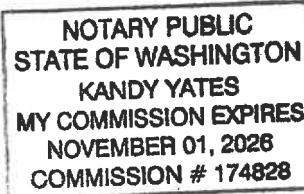
OATH OF OFFICE

I, Raul Contreras Gonzalez do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Washington, and that I will faithfully and impartially perform and discharge the duties of the office of Port of Kennewick – Commissioner District 2 according to law, to the best of my ability.

A handwritten signature in black ink, appearing to be "Raul Contreras Gonzalez", is written over a horizontal line.

Subscribed and sworn to before me this 13th day of January, 2026

Kandy Yates County Auditor.
or any other person empowered to administer oaths.





DRAFT
PORT of KENNEWICK
2026-2027 COMMISSION ORGANIZATION REPRESENTATION

NAME	MEETING SCHEDULE	MEETING TIME	MEETING PLACE	2026-2027 COMMISSIONER REPRESENTING POK	2024-2025 COMMISSIONER REPRESENTING POK	2024-2025 COMMENTS
Benton-Franklin Council of Governments Board of Directors (BOD)	3rd Friday	10:00 AM	BFCOG Conference Room 587 Stevens Drive, Richland		Commissioner Skip Novakovich	Alternate: Commissioner Ken Hohenberg
Confederated Tribes of the Umatilla Indian Reservation (CTUIR)	As Called				Commissioner Skip Novakovich	Alternate: Tim Arntzen
Historic Downtown Kennewick Partnership Board Meeting	1st Wednesday	5:30 PM	HDKP Conference Room 30 N. Benton St		Commissioner Thomas Moak	Alternate: Commissioner Skip Novakovich
Port of Kennewick CEO Performance Evaluation Committee	varies				Commissioner Ken Hohenberg	
Tri-Cities Hispanic Chamber of Commerce (Luncheon)	3rd Tuesday	11:30 AM	Pasco Red Lion/Hapo Center		Commissioner Skip Novakovich	Alternate: Commissioner Ken Hohenberg
Tri-City Regional Chamber Board of Directors Meeting	3rd Wednesday every other month	7:30 AM	Tri-Cities Business & Visitor Center Bechtel Board Room		Tana Bader Inglima	Alternate: Tim Arntzen Commissioner Skip Novakovich Meets Feb, April, June, August, October, December
Visit Tri-Cities (formerly Tri-Cities Visitor & Convention Bureau) (Full Board Meeting)	4th Wednesday	7:30 AM	Tri-Cities Business & Visitor Center Bechtel Board Room	Tana Bader Inglima	Tana Bader Inglima (effective July 2024)	Alternate: Tim Arntzen (effective July 2024)
Tamastslikt Trust Board for the CTUIR	As Called				Commissioner Skip Novakovich	Alternate: Tim Arntzen
TRIDEC Board of Directors Meeting (Full Board)	4th Thursday every other month beginning January	4:00 PM	Tri-Cities Business & Visitor Center Bechtel Board Room & Virtually		Commissioner Ken Hohenberg	Alternate: Commissioner Skip Novakovich
TRIDEC Executive Board Meeting	4th Thursday every other month beginning February	4:00 PM	Tri-Cities Business & Visitor Center Bechtel Board Room	Port of Kennewick	Port of Pasco	Tri-Ports Executive Board Rep (Rotates Annually) 2024 - Port of Benton 2025 - Port of Pasco 2026 - Port of Kennewick Meets Feb, April, June, August, October, December



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NAME	MEETING SCHEDULE	MEETING TIME	MEETING PLACE	2026-2027 COMMISSIONER REPRESENTING POK	2024-2025 COMMISSIONER REPRESENTING POK	2024-2025 COMMENTS
Washington Economic Development Association (WEDA)	varies				Commissioner Skip Novakovich	
West Richland Area Chamber of Commerce (Luncheon)	2nd Wednesday	11:30 AM	Events at Sunset, 915 Bypass Hwy Bldg i, Richland		Commissioner Skip Novakovich	Alternate: Tana Bader Inglima
WPPA Board of Trustees	As Called				Commissioner Skip Novakovich	Alternate: Tim Arntzen
WPPA Legislative Committee	As Called				Commissioner Skip Novakovich	Alternate: Tim Arntzen
WPPA Marina Committee	As Called				Commissioner Ken Hohenberg	Alternate: Tim Arntzen

Non-Port Appointed Committees and/or Boards Commissioners Represent:

Commissioner Skip Novakovich

HAEIFAC Board
HAEIFAC Private Loan Committee
Wallowa Band Nez Perce Trail Homelands Board and Executive Board
Washington State Army Advisory Council

Commissioner Ken Hohenberg

HAPO Credit Union Board
Boys & Girls Club of Benton and Franklin Counties Advisory Committee
Bergevin Foundation
Columbia Center Rotary

Commissioner Raul Contreras Gonzalez

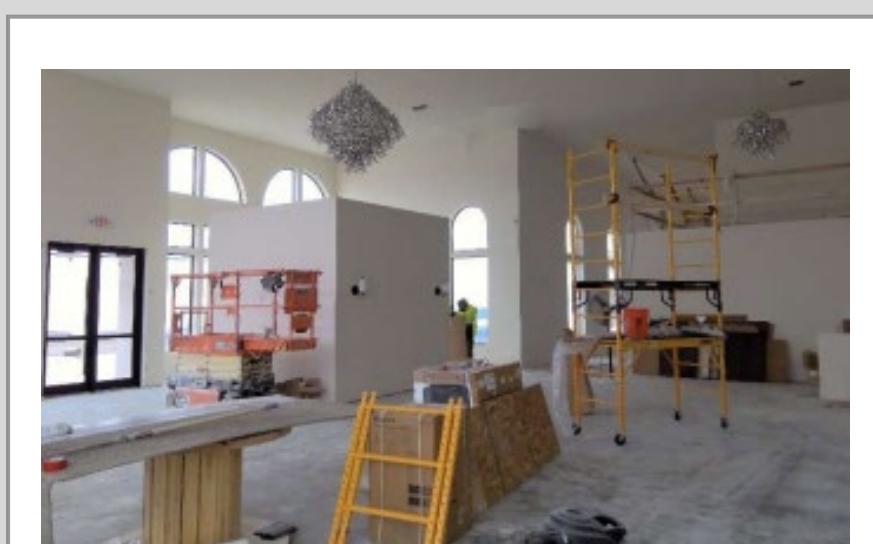
Tri-Cities Hispanic Chamber of Commerce



Blueberry Bridal

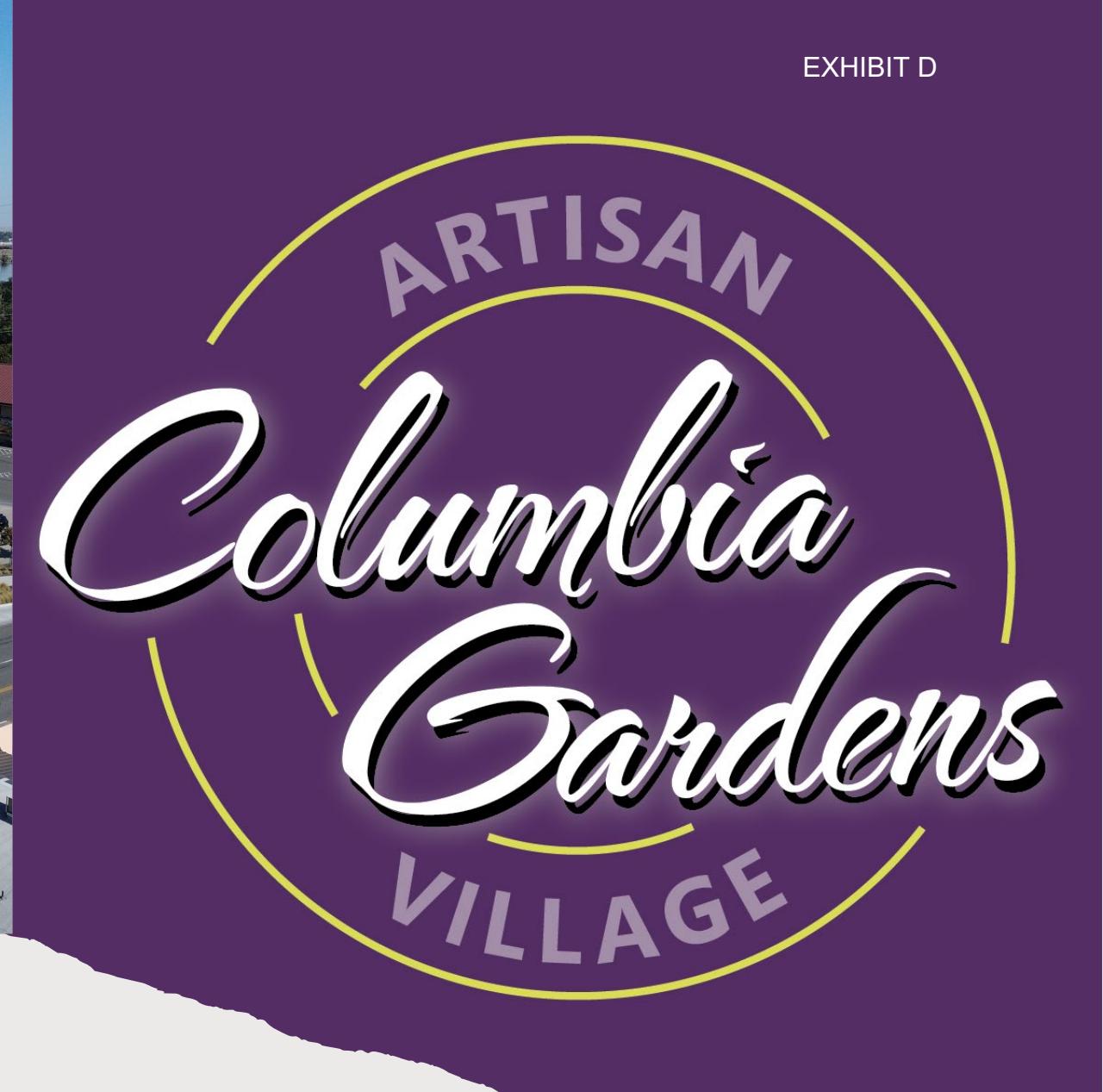
Coming Soon!











2025 Winterfest

Columbia Gardens Artisan Village



PHOTOS
With Santa & Mrs. Claus

Join us for photos with Santa & Mrs. Claus, by donation, benefiting the Kennewick Police Foundation.
(12pm-4pm)

KIDS ACTIVITIES
FOOD TRUCKS
POP-UP VENDORS
& MUCH MORE!

FREE, OPEN TO THE PUBLIC, ALL AGES

 Saturday, December 6, 2025
325 E Columbia Gardens Way
Kennewick, WA 99336

KENNEWICK POLICE FOUNDATION

 COLUMBIA GARDENS VILLAGE

2025 Winterfest

Benefiting the Kennewick Police Foundation

2nd annual FREE photos with Santa & Mrs. Claus for the community

Food trucks & wineries open for business

Great event for the family





EXHIBIT D



2026

- Rebranding – new logo
- Food Truck Plaza is at full capacity
- Two new tenants moving into Columbia Gardens!
- New wayfinding signage to include “Beer”
- New events for 2026
- New marketing material for 2026



20
26

HAPPY NEW YEAR!



Thank you

David Phongsa
Marketing & Capital Projects Coordinator
Port of Kennewick