



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 10, 2026 MINUTES

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

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

## ANNOUNCEMENTS AND ROLL CALL

The following were present:

**Board Members:** Kenneth Hohenberg, President (via telephone)  
Skip Novakovich, Vice President  
Raul Contreras Gonzalez, Secretary

**Staff Members:** Tim Arntzen, Chief Executive Officer  
Tana Bader Inglima, Deputy Chief Executive Officer  
Nick Kooiker, CFO/Deputy Chief Executive Officer  
Larry Peterson, Director of Planning  
Amber Hanchette, Director of Real Estate  
Michael Boehnke, Director of Operations  
Rochelle Olson, Director of Governmental Affairs  
Bridgette Scott, Executive Assistant (via telephone)  
Lisa Schumacher, Special Projects Coordinator  
Carolyn Lake, Port Counsel (via telephone)

Commissioner Novakovich gave a brief explanation of Parliamentary Procedure.

## PLEDGE OF ALLEGIANCE

Mayor of Richland, Theresa Richardson, led the Pledge of Allegiance.

## PUBLIC COMMENT

No comments were made.

## CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated February 3, 2026*  
Direct Deposit and E-Payments totaling \$114,513.22
- B. Approval of Warrant Register Dated February 10, 2026*  
Expense Fund Voucher Number 107659 through 107696 for a grand total of \$173,290.53
- C. Approval of Regular Commission Meeting Minutes January 27, 2026*

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

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 10, 2026 MINUTES

---

## PRESENTATIONS

### **A. 2025 Friends of the Port**

Mr. Arntzen stated for the 2025 Friend of the Port, staff chose to honor Ricardo Garza and Daniel Tlatenchi, for their selfless devotion to the Port of Kennewick's properties and personal stewardship of Columbia Gardens Artisan Village, Clover Island and Vista Field. They start their days early and are often the first eyes on Port properties and even though they are contractors, they are truly valuable members of our team (*Exhibit A*).

Mr. Garza said it's an honor to work for the Port and with great people, who are inspiring and sweet people. Mr. Garza expressed how blessed he felt working for the Port of Kennewick.

Mr. Tlatenchi thanked the Port and expressed his appreciation to everyone on the Island and especially the maintenance crew, who are always taking care of us.

Commissioner Novakovich stated the Port properties always look great, and thanked Mr. Garza and Mr. Tlatenchi for going above and beyond. And expressed the Commission's appreciation for their hard work.

Mr. Boehnke stated we consider Mr. Garza and Mr. Tlatenchi part of our maintenance crew and stated even though they are employed through a temporary service, we consider them like Port family.

### **B. Employee Introductions**

Mr. Arntzen introduced members of the maintenance crew: Michael Melia, Ryan Bailey who are here today, and Anthony Eleishio, who could not be here.

Mr. Boehnke gave an overview of the maintenance department and what the crew does for the Port.

Mr. Melia and Mr. Bailey gave brief descriptions of their duties and projects they are currently working on.

### **C. Work Plan/Budget Update**

Mr. Peterson gave a brief presentation on the Work Plan document (*Exhibit B*).

Mr. Kooiker explained how the Work Plan and the Budget process go hand in hand.

Commissioner Novakovich stated the Port has always done a good job with limited resources and utilizing flexible, strategic thinking.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 10, 2026 MINUTES

---

## NEW BUSINESS

### A. *Vista Field*

#### 1. *Clean Up Action Plan Review/Address Public Comments*

Mr. Arntzen gave a brief overview of the cleanup action plan produced by Landau Associates, Inc. (*Exhibit C*) and stated the Port received one public comment for the cleanup action plan. Staff responded to the comment and inquired if the Commission would formally approve the proposed cleanup action plan by consensus, and if any other comments come in before the 5:00 p.m. deadline, staff will address the comment. If the Port receives a comment that is more substantive, then Mr. Arntzen stated the Commission may address it at a Special Meeting.

Commissioner Novakovich asked the Commission if they had any objections approving the cleanup action plan, contingent on not receiving additional public comments that are not substantive.

*It is the Consensus of the Commission to approve the Vista Field cleanup action plan, contingent on not receiving additional, substantive public comments.*

Mr. Arntzen stated the cleanup work is set to begin on February 17, 2026 and outlined the process.

## PUBLIC COMMENT

No comments were made.

#### 2. *Landau Associates, Inc. Contract Amendment #5; Resolution 2026-03*

Mr. Arntzen stated as part of the cleanup action plan, an amendment is required to the Landau Associates, Inc. contract. The proposed contract amendment would allow Landau to implement the cleanup action plan and the No Further Action determination request necessary to ensure no PFAS-related reasons remaining for the pausing of the Vista Field development.

Mr. Kooiker stated the amendment is \$110,900, which is over the CEO's Delegation of authority and requires formal approval from the Commission.

***MOTION:*** *Commissioner Contreras Gonzalez moved for the approval of Resolution 2026-03 authorizing the Port's Chief Executive Officer to executed the contract amendment (#5) with Landau Associates, Inc.; for a sum not to exceed \$110,900. Further, the Commission ratifies and approves all action by port officers and employees in furtherance hereof; authorize the Port Chief Executive Officer to take all action necessary in furtherance hereof; Commissioner Novakovich seconded.*

## PUBLIC COMMENT

No comments were made.

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

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 10, 2026 MINUTES

---

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### *A. Vista Field*

Ms. Hanchette reported that Blueberry Bridal, our first business in Vista Field is open (*Exhibit D*).

Ms. Bader Inglima and Ms. Olsen will work with Blueberry Bridal on a formal ribbon cutting date, to celebrate this momentous occasion.

### *B. Kennewick Waterfront*

Mr. Kooiker reported that the Port hosted the annual Columbia Gardens Artisan tenant meeting recently and stated it was very productive and that our tenants are happy and they all want to help each other succeed.

### *C. CEO Report*

Mr. Arntzen reported on the following:

- Coordinate Vista Field ribbon cuttings with Blueberry Bridal and Kuki Izakaya;
- The Port is not eligible for Electric Vehicle charging station grants.

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

Commissioners reported on their respective committee meetings.

### *E. Non-Scheduled Items*

## PUBLIC COMMENTS

Thereasa Richardson, Richland. Ms. Richardson, Mayor of Richland, stated it is a pleasure to be here, and she is the new liaison for the City of Richland City Council and was looking forward to attending the Port Meetings because of familiar faces.

No further comments were made.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 10, 2026 MINUTES

---

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:24 p.m.

**APPROVED:**

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

Excused

---

*Kenneth Hohenberg, President*

DocuSigned by:

*Skip Novakovich*

---

0E53A30E1C8E442...

*Skip Novakovich, Vice President*

Signed by:



---

5D13B8E79C1A45F...

*Raul Contreras Gonzalez, Secretary*

**PORT OF KENNEWICK  
Resolution No. 2026-03**

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS  
APPROVING CONTRACT AMENDMENT #5 WITH LANDAU ASSOCIATES, INC. TO  
PERFORM PFAS-RELATED ENVIRONMENTAL CONSULTING SERVICES FOR THE  
PORT'S VISTA FIELD REDEVELOPMENT PROJECT**

**WHEREAS**, on July 18, 2025, the Port contracted with Landau Associates, Inc. to provide the Port of Kennewick (Port) with environmental consulting services associated with Vista Field Properties; and

**WHEREAS**, additional work is required for excavation and disposal of Per- and Polyfluoroalkyl Substances (PFAS) contaminated soil identified at the property line of the Lot 31 Property; and

**WHEREAS**, excavation and disposal activities will be performed in general accordance with the Cleanup Action Plan (CAP); and

**WHEREAS**, the proposed scope of additional services requires a new Task 7 (Lot 31 Remedial Excavation and Disposal), a new Task 8 (No Further Action [NFA] Determination Request), and a contingent Task 9 (Lot 31 Additional Excavation and Disposal); and

**WHEREAS**, the proposed scope also increases the total budget for Project Management, and shifts unused budget from developing the Cleanup Action Plan and Preliminary Site Characterization to Tasks 7 and 8; and

**WHEREAS**, Landau Associates, Inc. has presented a proposal to perform these additional Tasks for a sum not to exceed \$110,900; and the CEO's Delegation of Authority, states change orders over \$100,000 must be presented and approved by the Board of Commissioners.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Port of Kennewick does hereby authorize the Port's Chief Executive Officer to approve the proposal by Landau Associates, Inc. to provide additional cleanup, remediation, and project management services at Vista Field, in an amount not to exceed \$110,900.

**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 on the 10th day of February 2026.

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

By: <sup>DocuSigned by:</sup>  
*Kenneth Hohenberg*  
89F77EAC8921416...

KENNETH HOHENBERG, President

By: <sup>DocuSigned by:</sup>  
*Skip Novakovich*  
0E53A30E1C8E442...

SKIP NOVAKOVICH, Vice President

By: <sup>Signed by:</sup>  
*[Signature]*  
5D13B8E79C1A45F...

RAUL CONTRERAS GONZALEZ, Secretary



## 2-YEAR WORK PLAN & CAPITAL BUDGET

What is the 2-year Capital Budget & Work Plan?

How do the Budget & Work Plan "fit" w/other documents?

What projects are funded in the Budget & Work Plan?

WHY does the Work Plan say what it says?

When can the Capital Budget and Work Plan be changed?

# What is the 2-year Capital Budget & Work Plan?

**GENERAL ANSWER: Guiding Documents with a 2-year Horizon**

## **TECHNICAL ANSWER**

**Capital Budget is a legally required document which establishes and authorizes Port capital expenditures over a 2-year period.**

**Work Plan is a brief (10-12 page) non-mandatory graphic focused document which identifies the general location and details of funded projects.**

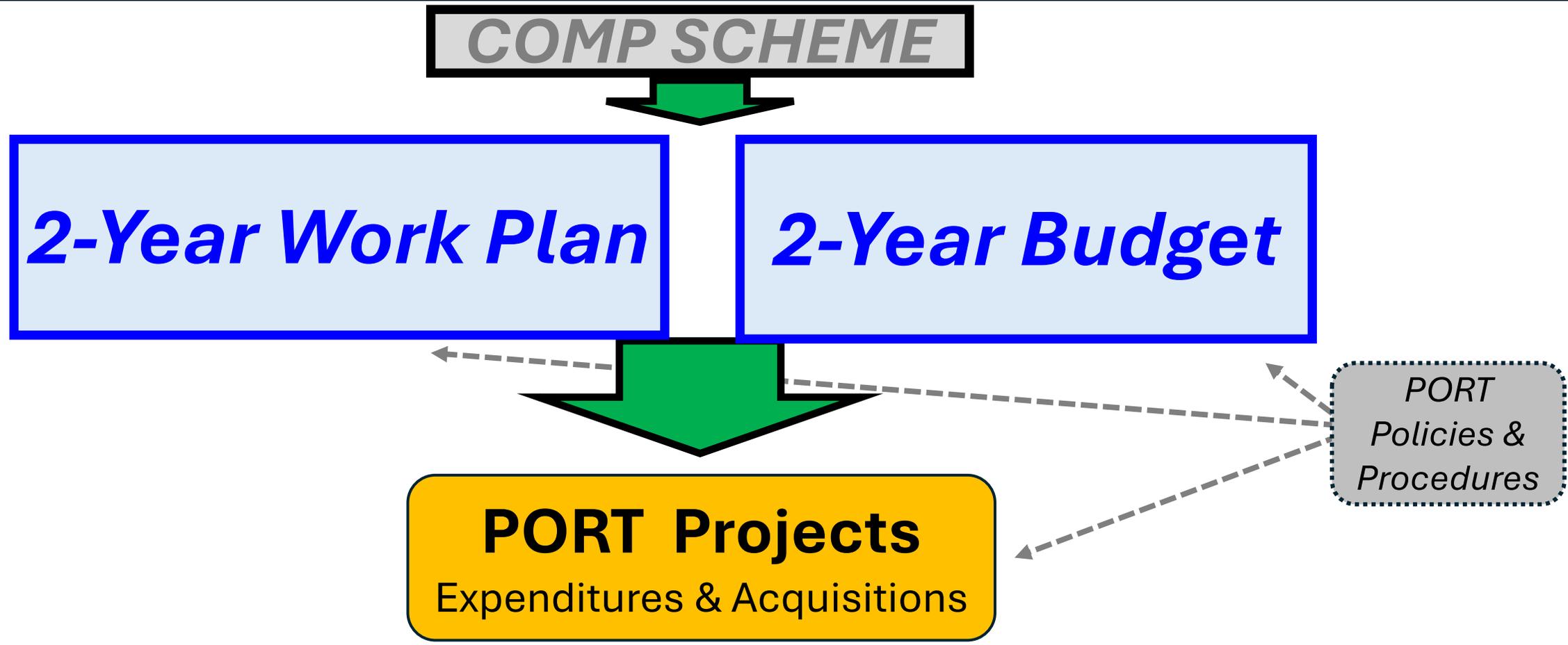
**Capital Budget is the subjective portion of the overall adopted Budget which focuses on construction improvements (buildings, utilities, roads, public open spaces)**

**Overall Budget document encompasses both the Capital Budget and the less subjective Operating Budget (utilities, insurance, admin costs.)**

**Work Plan is the graphic oriented document which quickly & simply conveys the What, Where & How Much of funded capital projects**

How do the Capital Budget & Work Plan "fit" w/other documents?

**GENERAL ANSWER: 2-year Capital Budget & Work Plan implement the direction identified in the Comp Scheme**



# What does the 2-year Capital Budget & Work Plan say?

**GENERAL ANSWER: Complete Infrastructure Improvements in Vista Field to Support Private Sector Investment**

***EXPANDED ANSWER ...Construct/Complete:***

- ***Vista Field Joint-Use Parking Lots;***
- ***Infrastructure (utilities & roads) for Single Family homes {Blue Chart};***
- ***Daybreak Commons (public open space) for All Users;***
- ***Scheduled Asset Replacements (roofs, HVAC);***

# What does the 2-year Capital Budget say?

## CAPITAL EXPENDITURE SUMMARY

Dated: September 16, 2024

### 2025/2026 DRAFT CAPITAL BUDGET

Vista Field	Infrastructure West Construction (BlueChart Block #1)	\$ 2,300,000	
Vista Field	Joint-Use Parking Lot Construction (Pavilions)	\$ 1,000,000	RCCF
Vista Field	Joint-Use Parking Lot Construction (Woonerf-North)	\$ 150,000	
Vista Field	Joint-Use Parking Lot Construction (Lots 23-25)	\$ 400,000	
Vista Field	Joint-Use Parking Lot Construction (Woonerf-South)	\$ 225,000	
Vista Field	Joint-Use Parking Lot Construction (Brockman)	\$ 750,000	
Vista Field	Infrastructure East Construction (BlueChart Block #2)	\$ 2,300,000	
Vista Field	Infrastructure East Street Construction (Grandridge & Vista Field Blvds.)	\$ 1,600,000	RCCF
Vista Field	Daybreak Commons Phase #1 Construction	\$ 1,500,000	

Vista Field	Team {Town Architect, Project Design}	\$ 300,000
Vista Field [VFDF]	Exterior Building Improvements (estimated carryover)	\$ 200,000
District-wide	Art Project/Installation	\$ 100,000
District-wide	Opportunity Fund	\$ 125,000
District-wide	Asset Replacement	\$ 400,000
<b>TOTAL</b>		<b>\$ 11,350,000</b>

2025-2026 Port of Kennewick Work Plan

Page 3

# What does the 2-year Work Plan say?

2025-2026 Work Plan

Resolution 2024-22

## PROSPECTIVE VISION

- The Port is an economic development entity focused on redevelopment.
- The redevelopment role avoids duplicating private sector efforts while both invigorating areas of the district lagging in private sector investment and forging a economically sustainable development pattern.
- Acknowledge the enormity of the Vista Field Redevelopment project and the significance of this effort to the entire Port district and larger Tri-City area.
- Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in 2017 and 2019.
- Continue with Kennewick Waterfront District projects: Columbia Drive — Wine & Artisan Village and Clover Island Improvements.
- Pursue projects with development partners demonstrating support (match funding, political support and enthusiasm).
- Pursue fewer projects while selecting projects with the greatest benefit to the community.
- Realize & support economic development opportunities with wine, culinary & tourism industry.
- Continue to pursue grant funding opportunities.
- Remain focused on containing operational expenses.
- A strong focus must be placed on successfully running daily Port operations.
- Remain solidly focused on the Port's core business and established priorities; not swayed by the oscillating influence of external entities.

## PROSPECTIVE VISION

- The Port is an economic development entity focused on redevelopment.
- The redevelopment role avoids duplicating private sector efforts while both invigorating areas of the district lagging in private sector investment and forging a economically sustainable development pattern.
- Acknowledge the enormity of the Vista Field Redevelopment project and the significance of this effort to the entire Port district and larger Tri-City area.
- Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in 2017 and 2019.
- Continue with Kennewick Waterfront District projects: Columbia Drive — Wine & Artisan Village and Clover Island Improvements.
- Pursue projects with development partners demonstrating support (match funding, political support and enthusiasm).
- Pursue fewer projects while selecting projects with the greatest benefit to the community.

# What does the 2-year Work Plan say?

2025-2026 Work Plan Resolution 2024-22

## VISTA FIELD REDEVELOPMENT

- 103± Acres Combined
- Zoning/Utilities: UMU (Urban Mixed Use) with all Municipal Services

### STRENGTHS

- Centrally located in the Tri-Cities, surrounded by vibrant commercial district (Columbia Center Mall) and adjacent to the Three Rivers Entertainment District (Toyota Center Coliseum, Three Rivers Convention Center and Tri-Cities Business & Visitor Center)
- Located within "Opportunity Zone" per 2017 Tax Cuts & Jobs Act

### CHALLENGES

- \* Undertaking massive redevelopment effort while balancing district-wide objectives
- Limited financial resources
- Establishing a new land use and development paradigm in the community

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- Infrastructure West Construction (BlueChart Block #1) **\$2,300,000**Ⓢ
- Joint-Use Parking Lot Construction (Pavilions) **\$1,000,000** [RCCF]
- Joint-Use Parking Lot Construction (Woonerf-North) **\$150,000**
- Joint-Use Parking Lot Construction (Lot 23-25) **\$400,000**
- Joint-Use Parking Lot Construction (Woonerf-South) **\$225,000**
- Joint-Use Parking Lot Construction (Brockman) \$750,000
- Infrastructure East Construction (BlueChart Block #2) **\$2,300,000**Ⓢ
- Infrastructure Grandridge Blvd. Construction **\$1,600,000** [RCCF] Ⓢ
- Daybreak Commons Phase #1 Construction **\$1,500,000**Ⓢ
- Vista Field Team (supporting marketing efforts) - **\$300,000** Ⓢ

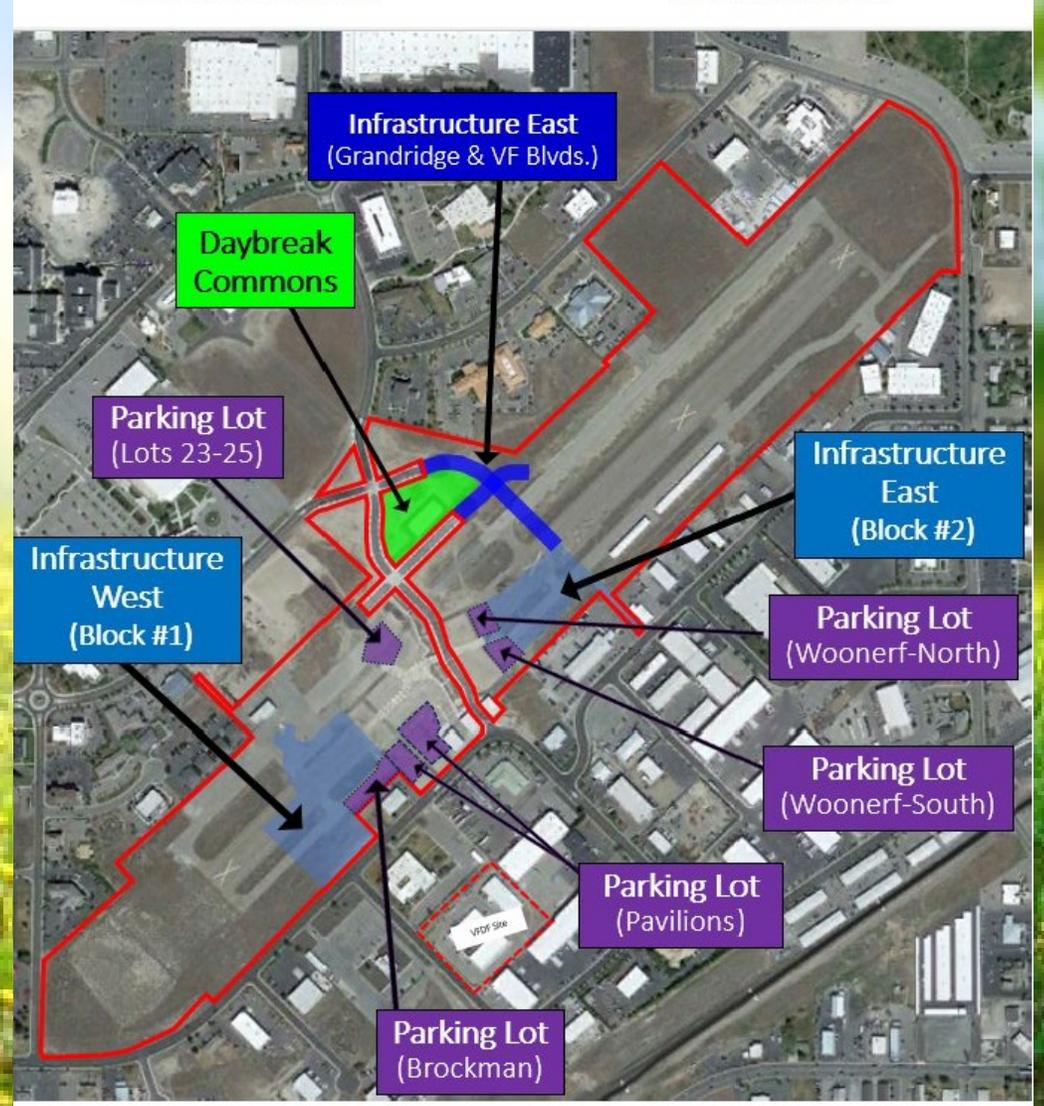
Remain true to the community's vision remembering the initial steps, whether positive or negative, set the tone for the entire project.

Patience during the next two years coupled with strategic decision making will yield positive results for decades.

- Provide Support & Oversight to Previously Approved Land Sales
- Market properties through RFP process & review proposals through the Collaborative Design Process Ⓢ

Existing/Pending Contractual Obligation  
Support Previously Expressed  
 Ⓢ Revenue Generation Potential

2025-2026 Work Plan Resolution 2024-22



## ***WHY does the Capital Budget & Work Plan say what it says?***

**GENERAL ANSWER: 2-year Capital Budget & Work Plan follow direction established in the Comp Plan**

### ***EXPANDED ANSWER***

- Comp Plan identifies Vista Field as the Port's priority project, therefore the funded projects align with that priority;***
- Funding directed to complement planned and pending private sector investment;***
- Funding directed to enhancing and expanding opportunities for future private sector investment;***

## When can the 2-year Capital Budget & Work Plan be changed?

**GENERAL ANSWER: Whenever Commission Deems Necessary, provided contractual commitments (approved contracts) can be met**

### ***EXPANDED ANSWER:***

- Amending the budget involves public notification (ranging from agenda publishing to formal notice) and due to both the 2-year duration and pricing fluctuations periodically revisiting project allocations has occurred.***
- Specifically, the Vista Field PFAS issue caused delays to planned projects which warranted reviewing project sequencing. Coupled with updated cost information the Commission made a budget revision in November 2025.***

# PORT of KENNEWICK

EXHIBIT B



## Capital Projects 2025/2026 Budget Amendment

	<u>Item</u>	<u>Original Budget</u>	<u>Expended</u>	<u>Remaining</u>	<u>Proposed Amended Budget</u>
1	Vista Field Woonerf Parking Lots North & South (lots 15-21)	\$375,000	\$107,383	\$267,617	\$1,300,000
2	Vista Field Pavilions & Azure Drive Parking Lots	\$1,000,000	\$110,832	\$889,168	\$2,100,000
3	Vista Field Parking Lots 23 - 25	\$400,000	\$0	\$400,000	\$2,000,000
4	Vista Field Infrastructure West Block 1 (Blue Chart)	\$2,300,000	\$6,549	\$2,293,451	\$2,500,000
5	Vista Field Blue Chart Parking (behind Brockman)	\$750,000	\$0	\$750,000	\$0
6	Vista Field Daybreak Commons	\$1,700,000	\$59,294	\$1,640,706	\$200,000
7	Vista Field Infrastructure East Block 2 (Blue Chart)	\$2,300,000	\$4,125	\$2,295,875	\$0
8	Vista Field Infrastructure East (Grandridge Blvd.)	\$1,600,000	\$0	\$1,600,000	\$1,600,000
9	Vista Field Town Architect (operations budget)	\$300,000	\$27,136	\$272,864	\$300,000
10	VFDF A & B Improvements	\$200,000	\$148,535	\$51,465	\$200,000
11	Art Project	\$100,000	\$0	\$100,000	\$100,000
12	Asset Replacement	\$400,000	\$62,006	\$337,994	\$400,000
13	Opportunity Fund	\$125,000	\$0	\$125,000	\$125,000



# CURRENT Port Land Holdings

## Acres

- 103 VISTA FIELD Redevelopment**
- 3 VISTA FIELD Dev. Bldg.**
- 16 CLOVER ISLAND**
- 15 COLUMBIA DRIVE**
- 28 OAK ST. Ind.**
- 105 FINLEY-Twin Tracks**
- 3 HEDGES-Peninsula & Lagoon**
- 157 PLYMOUTH-Island & Upland**

# 430 TOTAL

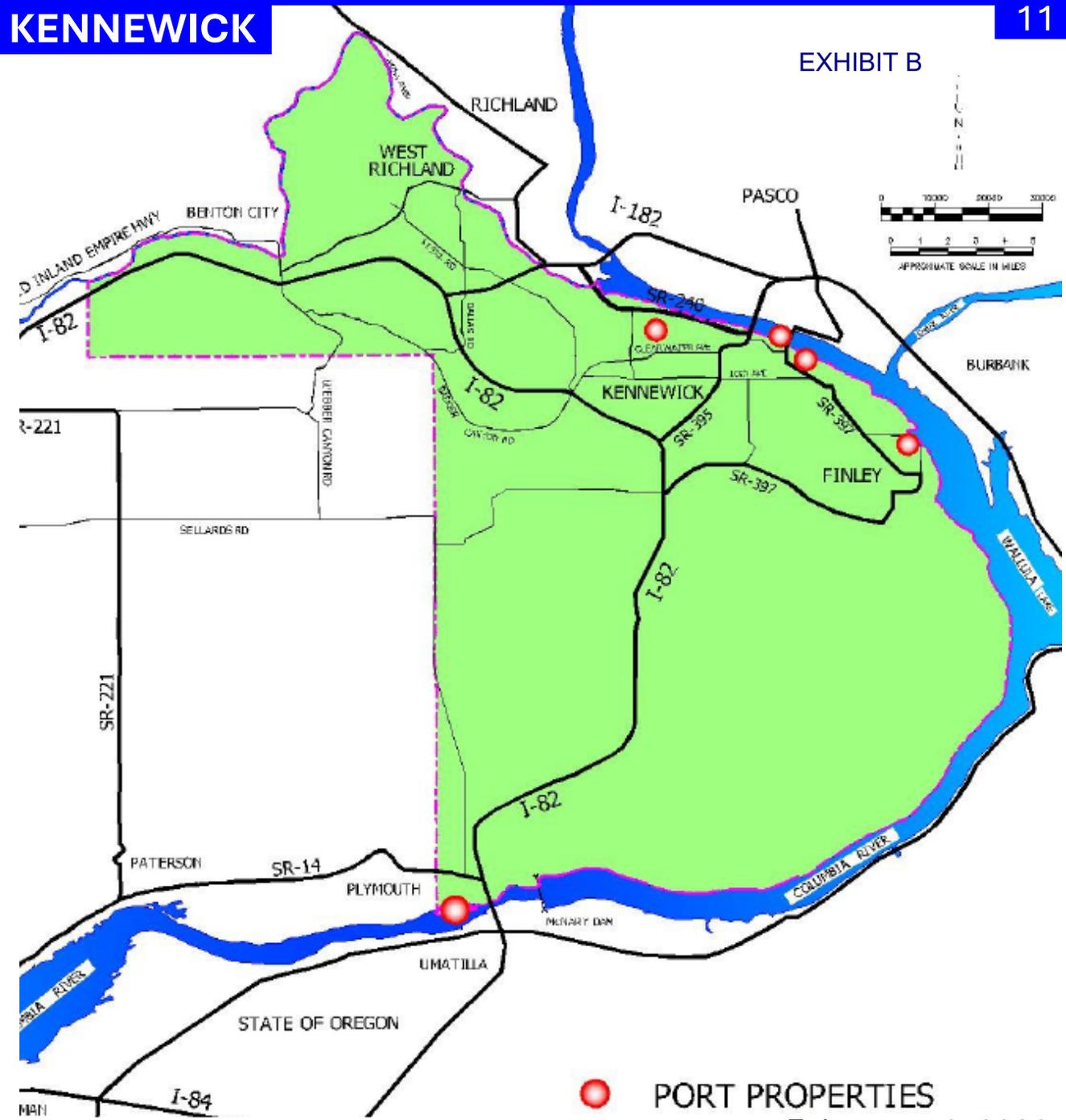


EXHIBIT B

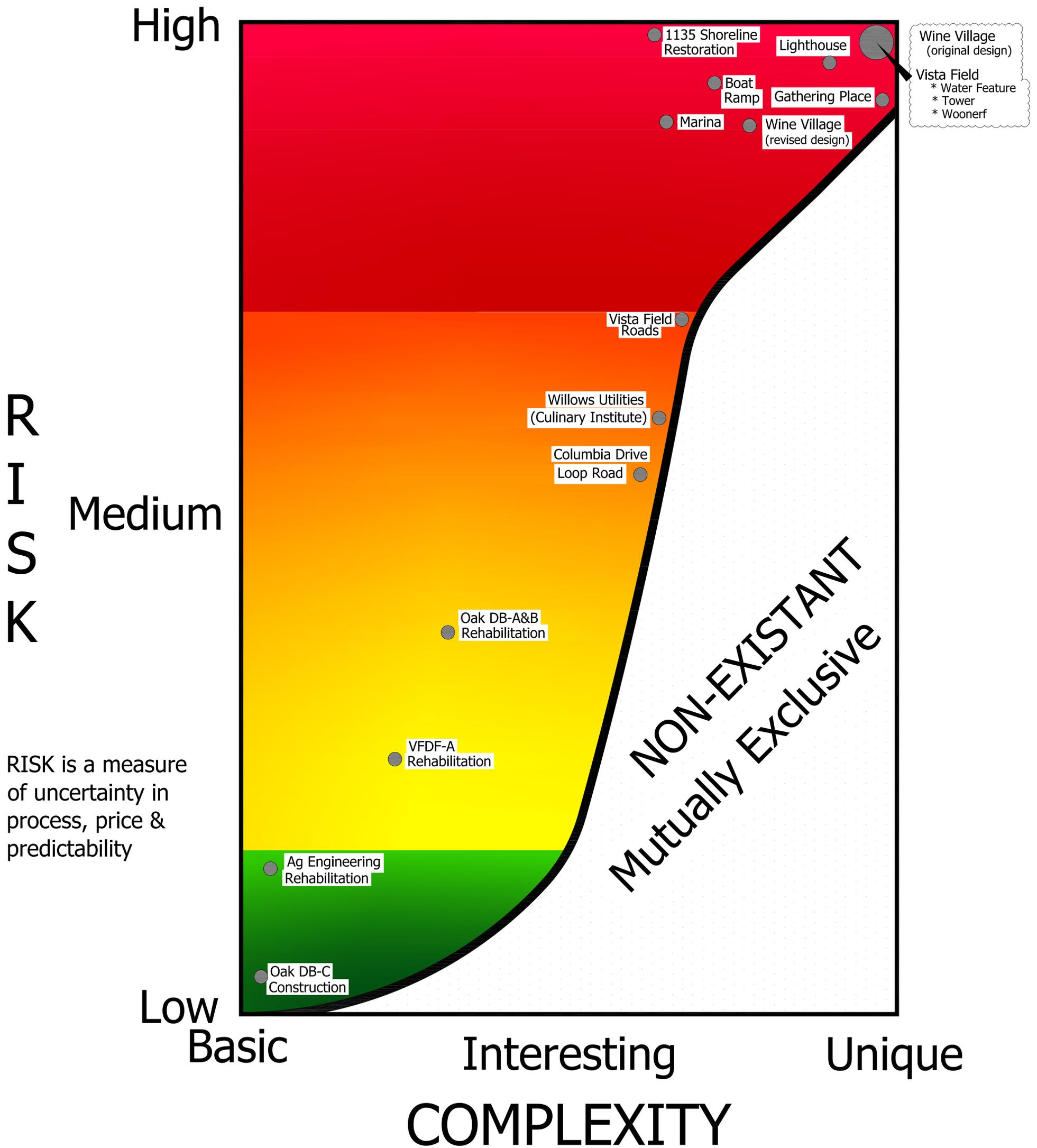
● PORT PROPERTIES

## Unscripted and Unapproved comments from Peterson

- #1)** Far more "good" projects and opportunities exist than funds available. Balancing which projects to fund and which partners to work is challenging. Strategic sequencing seems to yield greater impact than diluting priorities so funds can be "spread like peanut butter."
- #2)** The unique nature of most Port projects makes accurate cost estimating challenging for a project in the conceptual stage which could be constructed 12-18 months in the future.
- #3)** Therefore, best estimates are established during the capital budget & work plan preparation process and approved projects attacked in priority order .....and if necessary, funds are "shifted" from lower to higher priority projects.

... if a project is important at \$1M, then a revised estimated of \$1.2M triggers a budget shuffle, not a project scuttle

# PORT of KENNEWICK Risk Tolerance



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

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

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

# **CLEANUP ACTION PLAN**

**Vista Field Properties–Lot 31  
6737 West Azure Drive  
Kennewick, Washington**

**January 12, 2026**

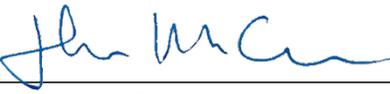
**Prepared for**

**The Port of Kennewick  
350 Clover Island Drive, Suite 200  
Kennewick, Washington**

**Cleanup Action Plan  
Vista Field Properties–Lot 31  
6737 West Azure Drive  
Kennewick, Washington**

This document was prepared by, or under the direct supervision of, the technical professionals noted below.

Document prepared by:  Dan Gray, LG  
Project Geologist

Document reviewed by:  John McCorkle, CEP  
Principal

Date: January 12, 2026  
Project No.: 2411001.010.016  
File path: P:\2411\001\010\R\Cleanup Action Plan\Landau\_Vista Field Cleanup Action Plan\_Final 011226.docx  
Project Coordinator: tac

This page intentionally left blank.

## TABLE OF CONTENTS

		Page
1.0	Introduction and Site Background .....	1-1
1.1	Lot 31 Location and Description.....	1-2
1.2	Vista Field Properties Background .....	1-2
1.3	Regulatory Status .....	1-3
2.0	Previous Investigations .....	2-1
2.1	Historic Document Review and August 2025 Vista Field Properties Sampling .....	2-1
2.2	December 2025 Lot 31 Supplemental Sampling .....	2-1
3.0	Cleanup Standards .....	3-1
3.1	Points of Compliance.....	3-1
4.0	Selected Cleanup Action .....	4-1
4.1	Description of Selected Cleanup Action .....	4-1
4.2	Areas Subject to Cleanup .....	4-2
4.3	Confirmation Monitoring Approach.....	4-2
4.4	Cleanup and Restoration Time Frame and Schedule .....	4-2
5.0	Conclusions .....	5-1
6.0	References .....	6-1

## FIGURES

Figure	Title
1	Vicinity Map
2	Location of Lot 31
3	Lot 31 Proposed Excavation Extent

## LIST OF ABBREVIATIONS AND ACRONYMS

µg/kg .....	micrograms per kilogram
AFFF.....	aqueous film-forming foam
ARAR .....	applicable or relevant and appropriate requirements
bgs.....	below ground surface
BMEC.....	Blue Mountain Environmental Consulting Company, Inc.
CAP .....	Cleanup Action Plan
CUL.....	cleanup level
Ecology .....	Washington State Department of Ecology
EPA .....	Environmental Protection Agency
ERTS .....	Environmental Report Tracking System
ESA .....	environmental site assessment
ft.....	feet, foot
Landau.....	Landau Associates, Inc.
Lot 31 .....	6737 West Azure Drive
MRL .....	method reporting limit
MTCA.....	Model Toxics Control Act
NFA.....	no further action
PFAS .....	per- and polyfluoroalkyl substances
PFAS Investigation Report.....	Landau’s PFAS Investigation Report
PFDA.....	perfluorodecanoic acid
PFOA.....	perfluorooctanic acid
POC.....	point of compliance
Port .....	Port of Kennewick
Properties.....	6600 West Deschutes Avenue in Kennewick, Washington
RL.....	reporting limit
SAP/QAPP.....	sampling and analysis plan and quality assurance project plan
WAC .....	Washington Administrative Code

## 1.0 INTRODUCTION AND SITE BACKGROUND

This Cleanup Action Plan (CAP)<sup>1</sup> has been prepared by Landau Associates, Inc. (Landau) on behalf of the Port of Kennewick (Port) and describes Landau's proposed cleanup action for the Lot 31 property, located at 6737 West Azure Drive in Kennewick, Washington (Benton County Tax Parcel Number 132991BP5674031). Lot 31 is one of the Vista Field properties, which are located at 6600 West Deschutes Avenue in Kennewick, Washington (Properties) and are shown on Figure 1. This CAP has been prepared to meet the applicable requirements for a CAP in accordance with the Model Toxics Control Act (MTCA) Washington Administrative Code (WAC) 173-340-380.

Since June 2025, several soil investigations have been completed at the Vista Field Properties, including at Lot 31. Landau has confirmed the presence of per- and polyfluoroalkyl substances (PFAS) in shallow soil on the property line of Lot 31 in excess of Washington State regulatory limits (Site). This CAP describes Landau's proposed remedial measures to address the identified PFAS contamination and includes the following required elements:

- Section 1 includes the location, description, and background of the Vista Field Properties.
- Section 2 summarizes previous environmental investigations completed at the Vista Field Properties, including Lot 31.
- Section 3 discusses the applicable cleanup standards and point of compliance for Lot 31.
- Section 4 describes the selected remedy. It discusses Landau's analysis of alternatives, presents the approach to completing the design of specific elements of the selected remedy and confirmation monitoring, and provides an approximate timeframe and schedule for the implementation of the remedy and site restoration to meet applicable standards.
- Section 5 presents Landau's conclusions.

Implementation of the CAP will not require implementation of either institutional controls or onsite containment elements because levels of PFAS contamination remaining on site will be below cleanup standards and therefore, neither of these approaches are discussed in this CAP. Additional details regarding past investigation activities at Lot 31 are detailed in Landau's PFAS Investigation Report (PFAS Investigation Report; Landau 2025a), which has been submitted to the Washington State Department of Ecology (Ecology) on October 17, 2025.

<sup>1</sup> This Cleanup Action Plan has been prepared for the exclusive use of the Port of Kennewick and applicable regulatory agencies for specific application to the Properties. No other party is entitled to rely on the information, conclusions, and recommendations included in this document without the express written consent of Landau. Further, the reuse of information, conclusions, and recommendations provided herein for extensions of the project or for any other project, without review and authorization by Landau, shall be at the user's sole risk. Landau warrants that within the limitations of scope, schedule, and budget, our services have been provided in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as this project. Landau makes no other warranty, either express or implied.

## 1.1 Lot 31 Location and Description

Lot 31 is one of the Vista Field Properties located at 6737 West Azure Drive in Kennewick, Washington (Figure 2). Lot 31 is currently partially developed with concrete footings and stem walls for a planned structure. Construction at Lot 31 has been on hold since June 2025. The area surrounding Lot 31 is developed with roadways, sidewalks, and a parking lot, and several properties in the immediate vicinity of Lot 31 are awaiting construction.

## 1.2 Vista Field Properties Background

The Vista Field Properties are currently being redeveloped by the Port on a lot-by-lot basis into an urban town center with commercial, residential, and public spaces. Based on Landau's review of an environmental audit report (ESI 1991) and a Phase I environmental site assessment (ESA) report (BMEC 2014), Landau understands that Vista Field was developed as an airfield between 1942 and 1944. From early 1942 until April 1947, the U.S. Navy leased the airfield to train naval aviators during the war effort. The Kennewick Irrigation District, the City of Kennewick, and later the Port operated Vista Field as a municipal airfield for small, fixed-wing aircraft until 2013. A 2014 ESA reviewed by Landau did not identify the presence of any releases at Vista Field that would warrant additional characterization; however, a Phase I ESA specific to Lot 31 prepared by Blue Mountain Environmental Consulting Company, Inc. (BMEC) dated May 23, 2025 (BMEC 2025a) identified PFAS as a potential environmental concern. Landau believes that this BMEC Phase I ESA identified PFAS as a potential environmental concern due to an erroneous identification of continued military operations at the airfield from 1944 through 2013 (BMEC 2025a).

The Port is currently redeveloping the lots within Vista Field as a multi-use community with residential, commercial, and public areas in partnership with private landowners who have purchased or are purchasing properties from the Port. A portion of the infrastructure, including roads and utilities in public rights-of-way, were constructed prior to 2025. To date, several lots have been sold, and commercial buildings are under construction on those lots. During earthwork activities at Lot 31, BMEC conducted a Limited Phase II ESA at Lot 31 for the Lot 31 lender in June 2025.

The BMEC Lot 31 Phase II ESA included the sampling and analysis of three soil samples (BMEC 2025b) collected approximately 4 feet (ft) below ground surface (bgs) on Lot 31. The approximate sampling locations are shown on Figure 2. These soil samples were analyzed for PFAS, and the draft results indicated potential detections for select PFAS compounds. Many of the analytical results were reported in the draft document provided to Ecology as actual values; however, a review of the laboratory report indicates that those values should have been flagged as estimates because they were below the laboratory method reporting limits (MRLs) and should not have been compared with MTCA cleanup standards.

Landau was unable to confirm that samples collected during the BMEC Lot 31 Phase II ESA were obtained in accordance with either a sampling and analysis plan or a quality assurance project plan (SAP/QAPP). The purpose of the SAP/QAPP is to specify the sampling methodology, quality assurance,

and quality control procedures necessary to demonstrate the lack of contamination of the samples from sampling equipment or other sources, which is a frequent concern encountered during PFAS sampling.

Based on the detection of PFAS in the BMEC Lot 31 Limited Phase II ESA, and uncertainty that the BMEC sampling results were valid, the Port decided to conduct an independent review of Lot 31 and contracted with Landau to initiate the additional investigation presented in this CAP. Previous investigations completed at Vista Field and Lot 31 are described in Landau's PFAS Investigation Report (Landau 2025a) and in Section 2.0 of this CAP.

### **1.3 Regulatory Status**

Landau first contacted Ecology on July 22, 2025 and has been in communication with Ecology on a regular basis since that time. On September 23, 2025 Landau submitted an incident report to Ecology's Environmental Report Tracking System (ERTS) documenting the identified concentration of PFAS in shallow soil at Lot 31 above MTCA Method B cleanup levels (CULs) in accordance with MTCA (WAC 173-340-300).

Landau's PFAS Investigation Report (Landau 2025a) was submitted to Ecology on October 17, 2025 and detailed the results of investigation activities. It is summarized in Section 2.0 of this CAP. Based on Landau's conversations with Ecology following that submittal it was agreed that additional sampling data would be useful in supporting the Conceptual Site Model described in the PFAS Investigation Report and to determine if the Phase II ESA data was valid. Landau completed this additional sampling on December 9, 2025 and provided the initial draft results (as described in Section 2.1 of this report) to Ecology on December 17, 2025.

This CAP is intended to provide Ecology with additional information regarding the reasonable basis to believe that the release of a hazardous substance had taken place on Lot 31 (WAC 173-340-310 (1)(d) and (2)(c)), and to describe the planned cleanup action to remedy the release (WAC 173-340-310 (5)(b)). Ecology's initial investigation of Lot 31 may be informed by this CAP, Landau's earlier investigation of Lot 31 and the Vista Field properties, and the resulting anticipated Cleanup Action Report, in order to provide a No Further Action determination (NFA). WAC 173-340-310 (3).

## 2.0 PREVIOUS INVESTIGATIONS

Environmental investigations were completed at and in the immediate vicinity of Lot 31 by BMEC in June 2025. A subsequent additional property-wide investigation was completed by Landau in August 2025. Following its initial review of these activities, Ecology indicated that supplemental sampling at and adjacent to Lot 31 could be useful in supporting the conclusions of the PFAS Investigation Report. The Port directed Landau to perform supplemental sampling at Lot 31 in December 2025 and these activities are summarized below.

### 2.1 Historic Document Review and August 2025 Vista Field Properties Sampling

BMEC's investigation identified the presence of PFAS compounds in shallow soil at Lot 31; however, as described in Section 1.2 of this CAP, the BMEC data were considered by Landau and Ecology to require additional characterization to determine the validity of these results.

Landau conducted a review of available public records and historical information, including documents obtained through public records requests to the City of Kennewick fire department, as well as the results of interviews with legacy operators conducted by Port personnel. The results of this review indicated that there is no evidence to indicate that a substantial release of PFAS through aqueous film-forming foam (AFFF) or other significant PFAS-containing material has occurred at the Properties. Details regarding this review were presented in the PFAS Investigation Report.

Two additional rounds of soil sampling were conducted by Landau in August 2025, and the results of 47 discrete soil samples were used to define the nature and extent of PFAS contamination at the site and to develop a conceptual site model. This conceptual site model then was used to determine CULs for the Properties (detailed in Section 3.0 of this CAP). Details regarding these activities and the results of this assessment were presented in the PFAS Investigation Report, which included evidence supporting the conclusion that there was no indication that PFAS had migrated to groundwater at the Properties.

Analytical data collected during Landau's August 2025 investigations indicate that a single soil sample (SB-01-[1.5-20]), located at the perimeter of Lot 31, had concentrations of a single PFAS compound, perfluorodecanoic acid (PFDA) at 0.268 micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ). This one sample was the only PFAS result in excess of laboratory MRLs and Ecology MTCA Method B screening levels (0.16  $\mu\text{g}/\text{kg}$  for PFDA) for direct contact. The results of this investigation also indicated that the soil contamination appeared to be limited in extent to an area less than lateral 20 ft from the soil sample and less than 4 ft deep. This area is shown on Figure 3.

Additional PFAS compounds have been detected in shallow soils at various points on the Properties, though at levels below the site-specific CULs, suggesting that background concentrations of PFAS in shallow soils are present in an area-wide fashion, potentially from bulk atmospheric deposition.

## 2.2 December 2025 Lot 31 Supplemental Sampling

Following initial review of the PFAS Investigation Report, Ecology indicated that two additional elements should be assessed as part of future work. These elements were:

- Determine the validity of the June 2025 BMEC Lot 31 sampling event. While it appeared that the initial soil samples collected in June 2025 by BMEC were not collected in accordance with best practices and the data was invalid, soils in the vicinity of one of the samples (sample location #3) were reported to contain a quantifiable PFAS detection (perfluorooctanic acid [PFOA] at 0.13 nanograms per gram) at a level exceeding an applicable cleanup level. Ecology suggested that this area should be re-sampled to either confirm the detected concentration or empirically show it to have been a false positive.
- Conduct additional shallow soil sampling on Lot 31. Soil samples collected in August 2025 were from at least 1 ft bgs. A set of shallower samples (from 0 to 1 ft bgs) would be useful to determine conditions in the upper foot of soil at the Properties.

In response to Ecology's suggestions, on December 9, 2025 Landau returned to Lot 31 to assess soils at the location of the June 2025 BMEC sample (sample location #3). Landau observed a soil boring being advanced using direct-push drilling technology immediately adjacent to that sample location. Samples were collected from the surface (from 0 to 1 ft bgs) as well as from the same depth as sample #3 (from 4 to 4.5 ft bgs); additionally, another deeper sample was collected from 8 to 8.5 ft bgs.

Landau also collected shallow soil samples (from 0 to 1 ft bgs) using hand tools to assess conditions in the upper foot of soil at the Properties. Soils collected from each discrete location were individually homogenized per the procedures described in Landau's SAP (Landau 2025b) and as recommended by Ecology. Landau collected a total of 10 soil samples from the area around soil boring SB-01 (5 at an approximate radius of 10 ft from SB-01 and 5 at an approximate 20-ft radius from SB-01). Samples collected from the 20-ft radius were placed on hold pending results of the first sample set from the 10-ft radius. All soil samples were submitted to Enthalpy Analytical of El Dorado Hills, California to be analyzed for PFAS by U.S. Environmental Protection Agency (EPA) Method 1633.

A review of the laboratory analytical results of this testing confirmed that no PFAS compounds were detected above laboratory reporting limits (RLs) in any of the submitted samples, and it appears that the BMEC samples were not valid.

## 3.0 CLEANUP STANDARDS

Landau evaluated Lot 31 CULs and developed a conceptual site model, which is presented in Section 4.0 of the PFAS Investigation Report (Landau 2025a). This section of Landau's PFAS Investigation Report also included an evaluation of applicable, relevant, and appropriate requirements (ARARs) as defined by WAC 173-340-710. A summary of this analysis is presented below.

Based on the data available and the proposed use of Lot 31, direct contact with contaminated soil represents the greatest potential risk associated with the contamination at the Properties, and the use of MTCA Method B direct contact soil CULs is appropriate, as is the use of the ecological receptor CULs. For the Properties, the CUL for each PFAS compound is the lowest of:

- The direct contact cancer Method B CUL
- The direct contact non-cancer Method B CUL
- The CUL based on total protection for uplands ecological receptors.

In cases where the Method B CUL is below the MRL, the MRL will be used as the CUL in accordance with WAC 173-340-707.

### 3.1 Points of Compliance

The points of compliance (POCs) are the locations where CULs must be met. The POCs presented in this report will consist of the standard POCs for all media, as established under MTCA.

The standard POC for soil is determined by the exposure pathway upon which the soil CUL is based (direct contact or protection of groundwater), as follows [WAC 173-340-740(6)]:

- The POC is the point or points where the soil CULs shall be attained.
- For soil CULs based on the protection of groundwater, the POC shall be established in the soils throughout the site.
- For soil CULs based on human exposure via direct contact or other exposure pathways where contact with the soil is required to complete the pathway, the POC shall be established in the soils throughout the site from the ground surface to 15 ft bgs. This represents a reasonable estimate of the depth soil could be excavated to and distributed at the soil surface as a result of site development activities.

The POC is throughout the Properties, from the ground surface to 15 ft bgs.

Cleanup Action Plan  
Vista Field Properties—Lot 31

## 4.0 SELECTED CLEANUP ACTION

Following collection of analytical data described in Section 2.0 of this CAP, Landau recommended and the Port selected direct excavation as the preferred remedy for the shallow soil contamination identified at Lot 31. Landau advised the Port of the alternatives such as capping contamination in place and implementing in-place remediation techniques. Landau informed the Port that there are currently very limited reliable remediation technologies to remediate PFAS contamination in place, and the area of contamination requiring remediation appears to be accessible.

The Port's selected cleanup action will result in a complete removal of PFAS contamination at levels in excess of the applicable cleanup levels from the affected area at Lot 31 and is considered to be permanent. Following implementation of the selected cleanup action, Landau will submit a report on the Port's behalf summarizing the results of the removal action with a request that Ecology incorporate it into their Initial Investigation, and Landau will request that Ecology issue a NFA determination for the Site.

### 4.1 Description of Selected Cleanup Action

The remedial excavation for Lot 31 will be completed using a track-mounted excavator or backhoe and will be observed by Landau. The initial excavation will be completed to a depth of 3 ft bgs in the location of soil boring SB-01 and tapered to 2 ft bgs at the sidewalls, anticipated to be generally a radius of 10 ft from boring SB-01, or approximately 27 cubic yards of contaminated soil. Concrete footings are currently in place on Lot 31 approximately 4 ft northwest of boring SB-01. In this direction, the excavation will extend to the footings and confirmation soil samples will be collected at the base of the footings.

Following completion of the excavation, Landau will collect confirmation soil samples as described above and in Section 4.3. If PFAS compounds are identified above CULs in the confirmation soil samples, the excavation will be widened and/or deepened in the desired direction. If the CULs are exceeded at the area of the concrete footing walls, the concrete footings may be demolished in order to extend the excavation and replaced at a later time.

All excavated soil will be stockpiled on and covered with PFAS-free plastic sheeting pending receipt of analytical results from confirmation samples. Once analytical results are received, validated, and confirmed to be below laboratory RLS and/or CULs, the stockpiled soil will be loaded into trucks and will be transported to Chemical Waste Management of Arlington, Oregon for disposal under an approved waste profile. The excavation area will then be backfilled using imported material and compacted so that construction at Lot 31 can resume. Landau will not oversee the backfill or compaction of the excavation and will not confirm if fill material is appropriately compacted to Lot 31's project specifications.

Excavation operators and equipment will use decontamination and PFAS-free personal protective equipment consistent with the procedures outlined in Landau's SAP (Landau 2025b).

Cleanup Action Plan  
Vista Field Properties—Lot 31

## 4.2 Areas Subject to Cleanup

The approximate location of the proposed excavation is shown on Figure 2 and will include the upper 2 to 3 ft of soil from an approximate 10-ft radius of soil boring SB-01. The excavation may be widened or deepened depending on confirmation sampling results for samples collected at intervals described in Section 4.3 of this CAP.

## 4.3 Confirmation Monitoring Approach

To demonstrate that the cleanup requirements have been met, Landau will collect confirmation samples from the margins of the remedial excavation, in a frequency consistent with Section 6.8.3 of Ecology's 2016 Guidance for Remediation of Petroleum Contaminated Sites (Ecology 2016) and in accordance with Landau's SAP/QAPP. At a minimum, one sidewall confirmation soil sample will be collected for every 20 horizontal feet of sidewall and three base confirmation soil samples will be collected, consistent with or in excess of Ecology's guidance.

Samples will be collected and submitted for laboratory analysis for PFAS by EPA Method 1633 from depth interval(s) at or below where contamination was identified during previous sampling. Landau will request that laboratory reporting limits be below applicable CULs. All laboratory analytical data will undergo EPA Level IIB-equivalent validation and verification.

## 4.4 Cleanup and Restoration Time Frame and Schedule

It is anticipated that excavation of the area shown on Figure 3 will occur as an independent remedial action (WAC 173-340-510) during the first quarter of 2026.

Site restoration will be completed upon receipt and validation of confirmation sampling results showing that all PFAS contamination in excess of applicable cleanup levels has been removed from the site and that the site can be considered fully restored and protective of human health and the environment in accordance with MTCA. No institutional or engineering controls are anticipated to be part of the cleanup action.

## 5.0 CONCLUSIONS

Currently no model remedies are in place for cleanups of PFAS contamination; however, the selected cleanup action described in this report is consistent with model remedies for petroleum-contaminated or lead-and-arsenic-contaminated sites for removal of all media contaminated at levels in excess of applicable cleanup standards and disposal of this media at a licensed facility. Such actions are generally considered to be permanent to the maximum extent practicable.

Following completion of the cleanup action described in this CAP, on behalf of the Port Landau will submit a report summarizing the remedial action for Ecology review through its Initial Investigation process. It is likely that because the proposed remedial action will leave no PFAS contamination in place that exceed cleanup standards, no engineering or institutional controls, further monitoring, site inspections, reviews, or investigations will be necessary. Therefore, it is Landau's expectation that the results of this cleanup action will present sufficient information for Ecology to issue an NFA determination the release proximate to Lot 31 at the Vista Field Properties through its Initial Investigation process.

## 6.0 REFERENCES

- BMEC. 2014. Phase I Environmental Site Assessment Report, Vista Field Airport Kennewick, 6951 W. Grandridge Blvd., Kennewick, WA 99336. Blue Mountain Environmental Consulting Company, Inc. April 30.
- BMEC. 2025. Phase I Environmental Site Assessment Report, 6737 W Azure Dr Kennewick, 6737 W Azure Dr, Kennewick, WA 99336. Blue Mountain Environmental Consulting Company, Inc. May 23.
- BMEC. 2025b. Draft Report: Limited Phase II Site Investigation at Commercial Property, 6737 W. Azure Dr., Kennewick, Washington 99336. Blue Mountain Environmental Consulting Company, Inc. June 11.
- Ecology. 2016. Guidance for Remediation of Petroleum Contaminated Sites. Toxics Cleanup Program, Publication No. 10-09-057. Washington State Department of Ecology. Revised June.
- ESI. 1991. Environmental Audit Report, Vista Field Airport, Kennewick, Washington. Engineering-Science, Inc. May 16.
- Landau. 2025a. PFAS Investigation Report, Vista Field Lots, 6600 West Deschutes Avenue, Kennewick, Washington. Prepared for Port of Kennewick. Landau Associates, Inc. October 17.
- Landau. 2025b. Sampling and Analysis Plan and Quality Assurance Project Plan, Port of Kennewick—Vista Field, Kennewick, Washington. Prepared for Port of Kennewick. Landau Associates, Inc. August 7.



G:\Projects\2411\001\010\VistaFieldAdditionalInvestigation\VistaFieldAdditionalInvestigation.aprx 12/19/2025 8Padgett



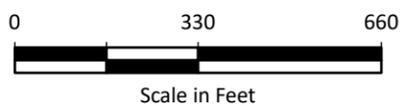
**Legend**

- Vicinity of Lot 31 as Shown on Figure 3
- Tax Parcel

**Note**

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Data Source: Benton County; Blue Mountain Environmental Consulting.  
 Base Map Source: Google Aerial Imagery, 2025.



Vista Field Development  
 CONFIDENTIAL  
 Kennewick, Washington

**Location of Lot 31**

Figure  
**2**



**FOR IMMEDIATE RELEASE – January 23, 2026**

Media Contact: Tana Bader Inglima, Port Deputy CEO | 509-948-3514

**MEDIA ADVISORY****Port of Kennewick Makes Vista Field Cleanup Action Plan Available for Public Review**

**KENNEWICK, Wash.** – The Port of Kennewick invites the public to review and comment on its Cleanup Action Plan to address a small area of contaminated soil at a property within the Vista Field development. The Port is making the Cleanup Action Plan available for review and comment through February 10. Comments may be made online <https://vistafield.com/pfas/> or provided in person at the Port of Kennewick's regular Board of Commissioners meeting, February 10, to be held at 2:00p.m., within the port offices at 350 Clover Island Drive, Suite 200 Kennewick, WA 99336. A copy of that plan can be accessed at: [Landau Vista-Field-Cleanup-Action-Plan -Final-011226.pdf](#).

The cleanup consists of excavation and removal of soil that shows evidence of PFAS contamination (approximately 30 cubic yards—roughly 2.5 to 3 dump truck loads of dirt), which will be transported to a licensed disposal facility. Before the area is backfilled with clean soil, confirmational samples will be taken to ensure the remaining soil does not exceed applicable cleanup levels. Following the work, Landau Associates (Landau) will provide Washington Department of Ecology (Ecology) a summary report and request a “No Further Action” determination.

The Port was informed in June 2025 that soil samples collected at a property by the owner during construction activities contained low concentrations of per- and polyfluoroalkyl substances (PFAS). In response, the Port initiated additional sampling at the subject property to confirm the initial findings and expanded sampling across the broader 103-acre Vista Field area. The Port hired Landau to evaluate the presence of PFAS at Vista Field utilizing a sampling methodology that meets Ecology standards. Results from samples collected by Landau in September 2025 and December 2025 show that only one localized area requires clean up; thereafter Landau prepared the proposed cleanup action plan.

The Port has worked closely with the Lot 31 property owners and appreciates their cooperation and patience throughout the environmental testing and evaluation process. Once the cleanup is completed, the Port will be able to move forward with the parking lot and utility improvement projects at Vista Field that have been on hold since last summer.

###

Port of Kennewick is an economic development entity focused on developing assets to create sustainable family-wage jobs, build infrastructure, and user-friendly transportation systems and enhance the quality of life within the port district.



Photo by: Larry Peterson

# VISTA FIELD INSTAGRAM POST



vistafieldkennewickwa and blueberrybridalboutique **EXHIBIT D**

Blueberry Bridal Boutique



**vistafieldkennewickwa** Blueberry Bridal—the very first business to express interest in building at Vista Field—is nearly complete! This business has fully embraced the community’s vision for this urban town center and thoughtfully designed her bridal shop as a destination retailer. Located at 625 Crosswind Blvd, Kennewick, WA 99336, the 4,000-square-foot wedding boutique features a gallery with designer gowns, veils, headpieces, jewelry and shoes, as well as suit and tuxedo rentals.

The windows were designed to maximize natural light. The store includes a mezzanine and viewing and photography areas, and limited private event space. Blueberry Bridal will be moving in very soon! For information on all developments at Vista Field, please visit [VistaField.com](http://VistaField.com)

1w



**communityrealestategroupkw** 🥰

3d 1 like Reply

— View replies (1)



**livvy\_love\_05** 🥰🥰🥰🥰

1w 1 like Reply

— View replies (1)



**anastasiya\_bridalstyles** Congratulations!!! Wishing @blueberrybridalboutique all the best! ❤️❤️❤️

1w 3 likes Reply

— View replies (1)



**weddingswithjoy** The cutest little place! CONGRATULATIONS 🎉