



PORT OF KENNEWICK REGULAR COMMISSION MEETING

APRIL 14, 2026 MINUTES

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

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

ANNOUNCEMENTS AND ROLL CALL

The following were present:

Board Members: Kenneth Hohenberg, President (Excused)
Skip Novakovich, Vice President
Raul Contreras, Secretary

MOTION: *Commissioner Contreras moved to excuse Commissioner Hohenberg’s absence from the April 14, 2026 Commission Meeting; Commissioner Novakovich seconded. With no further discussion, motion carried unanimously. All in favor 2:0.*

Staff Members: Tim Arntzen, Chief Executive Officer
Nick Kooiker, CFO/Deputy Chief Executive Officer
Amber Hanchette, Director of Real Estate
Michael Boehnke, Director of Operations
Rochelle Olson, Director of Governmental Affairs
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator
David Phongsa, Marketing/Capital Projects Coordinator (via telephone)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Commissioner Novakovich led the Pledge of Allegiance.

Mr. Arntzen stated on behalf of the Port team he presented flowers to the Port’s administrative professionals for all their hard work.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated April 1, 2026**
Direct Deposit and E-Payments totaling \$255,270.75
- B. Approval of Warrant Register Dated April 14, 2026**
Expense Fund Voucher Number 107809 through 107856 for a grand total of \$177,164.46
- C. Approval of Regular Commission Meeting Minutes March 24, 2026**

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

PRESENTATIONS

A. *Tri-Cities Children's Museum*

Mr. Arntzen gave a brief overview of the Mid-Columbia Children's Museum (MCCM) and introduced Chelsea Blair and Jordan Tiegs.

Ms. Blair and Mr. Tiegs presented information on MCCM and outlined their future goals and fundraising efforts (*Exhibit A*). MCCM will be going out for a site Request for Proposal and are looking for a partnership with a local municipality.

Commissioner Contreras inquired what the next steps are for funding.

Ms. Blair stated MMCM would like to complete the initial planning for imagery to create a capital campaign. There are several avenues MCCM can explore based on the specific economic factors of the area which include grants, federal and state funding and private funding.

Commissioner Novakovich inquired why MCCM is interested in Vista Field.

Ms. Blair stated the Tri-Cities does not have a central downtown and Vista Field has a lot of potential with the mixed commercial and housing and offers open space.

Commission Novakovich inquired if MCCM is looking for the Port to provide the land.

Ms. Blair stated MCCM is looking for a private public partnership, where the municipality maintains the land and leases the property to MCCM.

Commission and staff continued discussions with Ms. Blair and the MCCM representatives.

B. *New Urbanism Immersion Tour*

Commissioner Contreras, Mr. Arntzen and Ms. Hanchette presented information on their recent trip to Miami, Florida and what they learned on New Urbanism (*Exhibit B*).

C. *Employee Introductions – Administrative*

Mr. Arntzen introduced the Port administrative team, Ms. Scott, Ms. Yates and Ms. Schumacher.

Ms. Scott, Ms. Yates and Ms. Schumacher gave a brief presentation on their administrative duties at the Port.

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REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Vista Field*

1. *Development Agreement*

Mr. Arntzen stated the current Vista Field Development Agreement was signed in December 2017, which outlined the contract between the City of Kennewick and the Port. The Agreement established the regulatory, timing and financial commitments of all parties. The Agreement expires in 2027, and the Port and City have been working on revising the document. The document was presented to the City Council in a workshop and the Planning Commission, who voted unanimously to forward the Development Agreement to the City Council for final approval. The City of Kennewick Council will be reviewing the new Vista Field Development Agreement at the April 21st Meeting.

B. *Kennewick Waterfront*

1. *Clover Island Artwork*

Mr. Boehnke reported that the *Mother of Reinvention II* has been repaired and reinstalled (*Exhibit C*).

C. *Public Disclosure Commission F-1 Forms*

Ms. Scott reported that all three Commissioners have turned in their Public Disclosure Commission F1 report as of April 13, 2026.

D. *CEO Report*

Mr. Arntzen reported that the Port team recently attended a John Maxwell team building and leadership seminar with the local representatives. Mr. Arntzen and the Maxwell team will present their findings to the Commission at a future meeting.

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

Commissioners reported on their respective committee meetings.

F. *Non-Scheduled Items*

Ms. Hanchette reported that Wheat Head on the Water will hold their grand opening on Saturday, April 18th from 12:00 p.m. to 9:00 p.m. at Columbia Gardens.

Commissioner Contreras stated, per the Port of Kennewick current Commission Rules of Policies and Procedures, paragraph 3.14.2 regarding Commissioner Disclosures, due annually on or before April 15th of 2026, he has no conflicts of interest.

PUBLIC COMMENTS

Tom Moak, Kennewick. Mr. Moak stated this is the first time hearing MCCM's presentation and during his travels, a children's museum is an important part of downtown and/or economic development. Mr. Moak encouraged the Port to take look at the children's museum at Vista Field. Mr. Moak sees Vista Field as the downtown area of Tri-Cities, and it will be where people want to congregate, and believes a children's museum would be an excellent addition to Vista Field. Mr. Moak stated MCCM has community partners, a building plan, fundraising plans, and businesses see it as an important part of our community,

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which the Arts Center Task Force did not have in place. Vista Field is a long-term project, and Mr. Moak stated the MCCM has a goal, but the Port should not hold them to an unrealistic target to raise \$50,000,000, but he believes that they have the horsepower to do that. Mr. Moak encouraged the Port to do the research and see if it would be a good fit for Vista Field. Mr. Moak congratulated Commissioner Contreras on his trip to Miami and was pleased he got to experience the full DPZ tour with Liz Platter-Zyberk and Andres Duany.

No further comments were made.

Commissioner Novakovich recessed the Regular Commission Meeting at 3:42 p.m.

Commissioner Novakovich stated at this time, the Port Commission will recess to Executive Session as allowed by law, pursuant to RCW 42.30.110 (1)(i)(iii) to discuss: two matters related to the legal and financial risk of a proposed action that the agency has identified when public discussion of the legal risks is likely to result in an adverse legal or financial consequence to the agency.

No decision will be made in executive session, and no action will be taken at the public portion of the meeting afterwards as a result of the executive session. The executive session will last approximately 30 minutes. This will allow time to disconnect and reconnect to the virtual meetings. Commissioner Novakovich asked the public to notify Port staff if they will return after the executive session so staff can advise if the session concludes early.

Commissioner Novakovich convened the meeting into Executive Session at 3:46 p.m. for approximately 30 minutes.

EXECUTIVE SESSION

RCW 42.30.110 (1)(i)(iii)

Ms. Scott exited the Executive Session at 4:16 p.m. and extended 15 minutes to 4:31 p.m.

Commissioner Novakovich adjourned the Executive Session at 4:20 p.m.

Commissioner Novakovich reconvened Regular Commission Meeting at 4:22 p.m.

No decisions or actions were made as a result of the Executive Session.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:22 p.m.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

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APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Excused

Kenneth Hohenberg, President

DocuSigned by:

Skip Novakovich

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Skip Novakovich, Vice President

Signed by:



9AC05D4CD4C24DD...

Raul Contreras Gonzalez, Secretary



Explore. Discover. Inspire.

Inspiring the future of Tri-Cities, WA through hands-on STEAM learning.



Our Team



Chelsea Blair
Board President
Fundraising Chair



Beth Crocker
Board Vice President
Mechanics Bank



Shannon Wakeman
Board Secretary
Director of Education



Margaret Sisseck
Board Treasurer



Tayler Parmley
Board Member



Steve Gruenberg
Board Member
Simplot



Jordan Tiegs
Board Member
Oregon Potato Company



Sean Markussen
Board Member
Frank & Sons Auto Body



Tyler Whitney
Board Member
Cable Huston LLP



Rob Ellsworth
Site Selection Committee
SVN Retter & Company



S.T.E.A.M. & The Power of Play

“Play is often talked about as if it were a relief from serious learning. But for children, play is serious learning. Play is really the work of childhood.”

- Mr. (Fred) Rogers



Hands -on, immersive play increases focus and participation in young children by 75%.¹



90% of brain development happens before kindergarten.²

Exposing children to a wide variety of open-ended activities increases creativity, problem -solving, language development, and social -emotional intelligence.



1. O. Ekwueme, C., E. Ekon, E., & C. Ezenwibe, D. (2015). The impact of hands-on-approach on student academic performance in basic science and mathematics. Higher Education Studies, 5(6), 47

2. Center on the Developing Child, “Brain Architecture,” Harvard University, July 2, 2019. Available at: <https://developingchild.harvard.edu/science/key-concepts/brain-architecture/>.



Workforce Development

Children's museums serve as **powerful catalysts for workforce development by reflecting the region's diverse and evolving industries** —locally: agriculture, clean energy, advanced manufacturing, and scientific research will be reflected in the museum. Through hands-on exhibits and locally inspired programming, MCCM will help children connect with the tools, technologies, and career pathways that shape our community. By fostering curiosity and early skill development, **children's museums lay the foundation for a homegrown workforce prepared to thrive in the industries critical to the region's future.**

DEVELOPING THE WORKFORCE

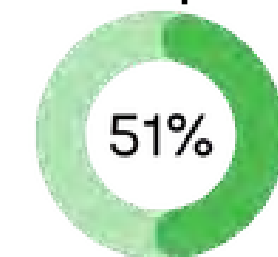
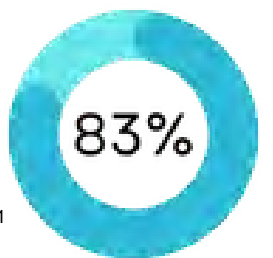
"You cannot be what you cannot see."

-Marian Wright Edelman (Founder: Children's Defense Fund)



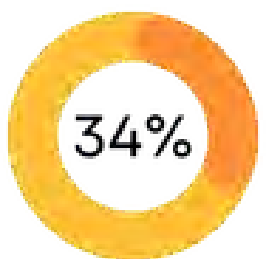
DISCOVERY PLACE KIDS | ROCKINGHAM

Locally, by 2030, 83% of high demand family -sustaining, wage jobs will require a postsecondary education.¹



51% of those jobs will be **STEM or STEM -literacy based** occupations.¹

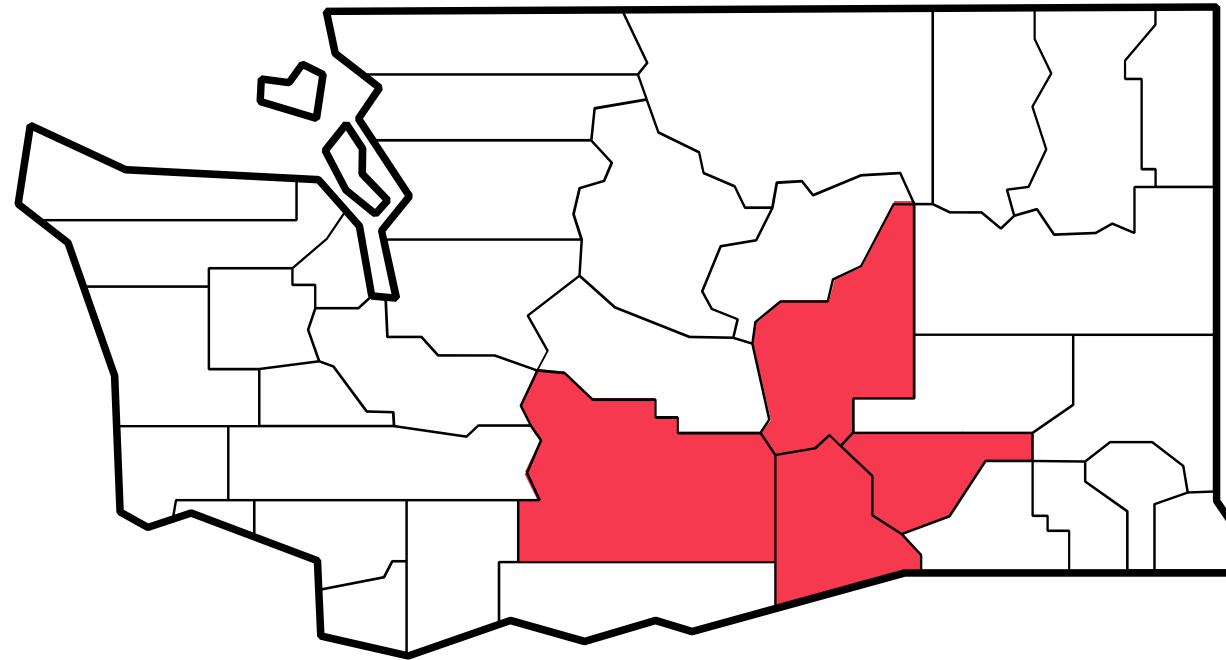
Current projections predict only 34% of these local jobs will be filled by local K -12 students.



1. Washington State STEM



Why The Tri - Cities?



Tri-Cities has limited year-round institutions with a focus on family engagement and **STEM/STEAM learning**. Benton, Franklin, Grant, and Yakima Counties are:

- **Childcare Deserts.** limited access to suitable early childhood education.¹
- **High Childhood Poverty Areas.** $\geq 20\%$ of childhood poverty.¹



73% of children under 6 years old with working parents are **unable** to access quality-rated early learning, leading to **decreased kindergarten readiness**.¹

2



Only 54% of regional children entering kindergarten are **math ready**. (compared to 66% statewide)²

2



58% of regional students demonstrate **science skills and knowledge expected for their grade level** .(determined by 3rd grade testing)²

2





Economic Impact

A Family Destination That Drives Local Spending

Children’s museums are proven community assets that attract families, support local businesses, and strengthen regional economies.

National research shows:

- Over 50% of children’s museums built in the last decade have been part of downtown revitalization projects.
- Children’s museums collectively attract millions of annual visitors, driving activity in surrounding districts.
- Families visiting museums typically spend \$23–\$38 per person locally on dining, shopping, and services beyond admission.
- Museums and cultural institutions also generate significant public value — producing more than \$5 in tax revenue for every \$1 of public funding.



- Relocated from a non-central location in 2023
- Explicitly designed as an anchor for downtown redevelopment, helping energize the area and serve as a community hub
- Draws over 80,000 visitors annually (MSA population 174,000)

1

1. <https://eauclairedvelopment.com/new-childrens-museum-of-eau-claire-makes-space-for-creativity-and-community/>





Impact on the Tri - Cities Economy

Extending Tourism and Visitor Spending

The Tri-Cities is already a growing regional destination for sports tournaments, events, and family travel.

A children's museum strengthens this ecosystem by:

- Giving visiting families something to do between games or events
- Encouraging visitors to stay longer or add an extra night
- Increasing spending at restaurants, retail, and local attractions
- Creating a year-round indoor destination for families
- Instead of visitors leaving immediately after events, the museum helps convert day trips into weekend stays and additional local spending.



- Annual budget of \$1.2M
- Contributed \$5,530,055.82 annually to the local economy
- Annual visitation over 100,000 (MSA population 105,000)
- Visitors contributed an average of \$39 per visitor
- Overnight visitation contributed average average of \$105/visitor

2



ASSOCIATION OF CHILDREN'S MUSEUMS





Activating Undeveloped Land

A Catalyst for Surrounding Businesses

Children's museums are often used as anchor destinations within mixed-use developments and revitalization districts. Because families visit repeatedly, museums create consistent daytime foot traffic that supports nearby businesses such as:

- Family-friendly restaurants and cafés
- Ice cream, dessert, and snack shops
- Coffee shops and bakeries for parents
- Children's retail and toy stores
- Bookstores and educational shops
- Outdoor play areas or splash pads
- Seasonal markets and community events
- Small family entertainment businesses (mini-golf, arcades, climbing gyms)

A children's museum transforms undeveloped land into a family-focused destination district.

1. <https://explorefcm.org/news/explorations-v-childrens-museum-announces-renderings-and-major-galleries-for-new-facility-at-bonnet-springs-park/>



3

- Relocated in 2022 as part of a downtown-adjacent redevelopment project.
- Became the anchor institution for Bonnet Springs Park, a large new public park development.



ASSOCIATION OF
**CHILDREN'S
MUSEUMS**





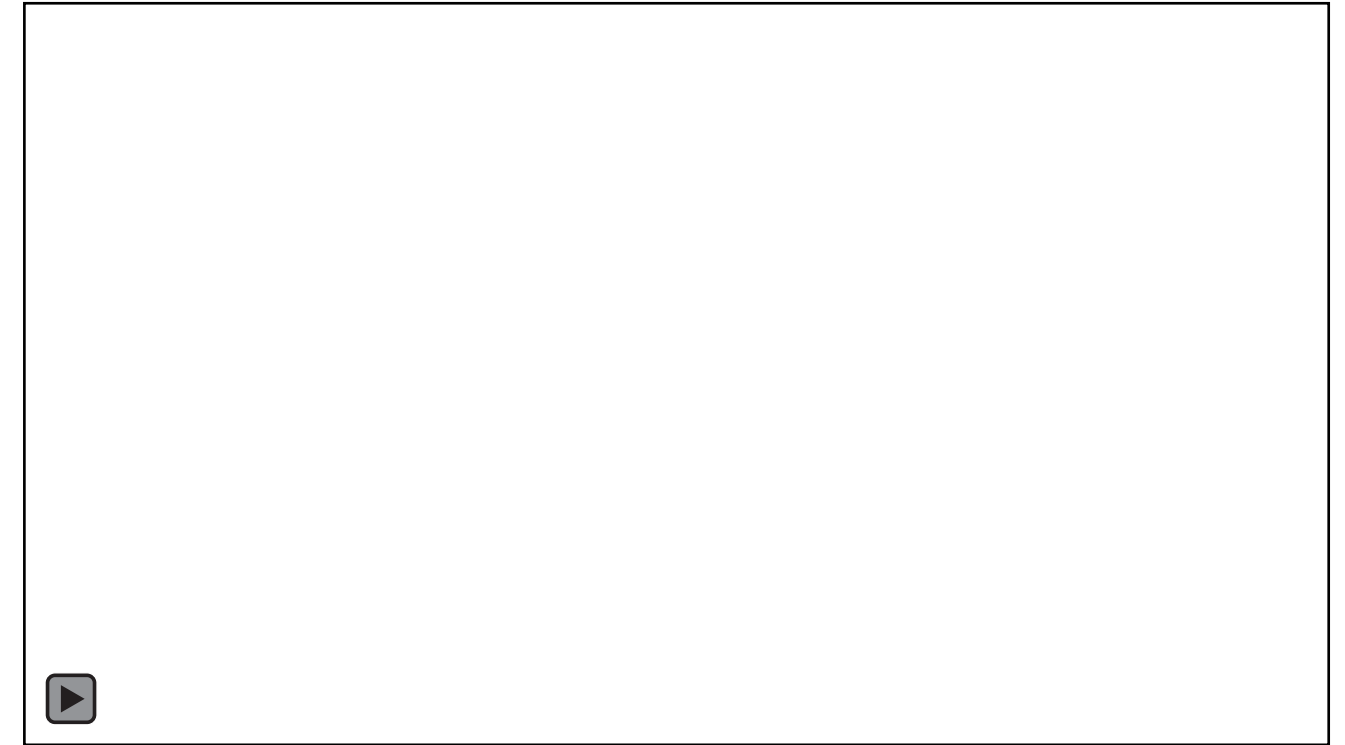
Proven Impact in Other Cities

Children's Museums as Community Anchors

Across the country, children's museums have helped activate new development and attract families to emerging districts.

These institutions demonstrate how children's museums serve as economic anchors that attract families, support local business growth, and strengthen regional identity.

- increase foot-traffic in retail areas, increasing spill-over spending to those businesses
- increase overnight stays for visitors coming into town for other events



- Built in 2024 in partnership with the City of El Paso as the 4 cornerstone of a downtown revitalization project.
- The City of El Paso, TX initiated a "Quality of Life" bond specifically targeted to revive downtown activity, increase tourism, and activate underused land and civic assets.
- A children's museum project was chosen to bring families into the urban core, and increase daytime + weekend foot traffic
- An 80,000 sqft building was built. 70% of the project was privately funded.



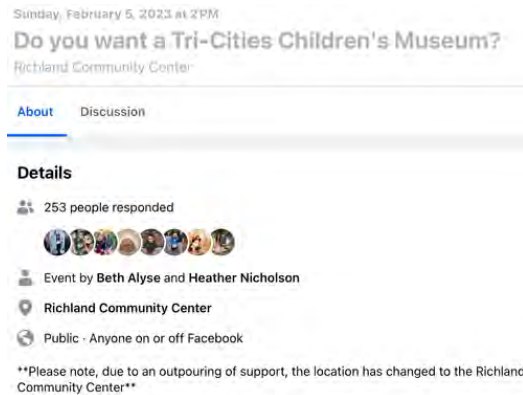
1. <https://www.arup.com/en-us/news/la-nube-steam-discovery-center-opens-in-el-paso-with-a-focus-on-transformative-learning-experiences/>



Mid Columbia Children's Museum

FEBRUARY 2023

The idea for a Tri-Cities Children's Museum was born.



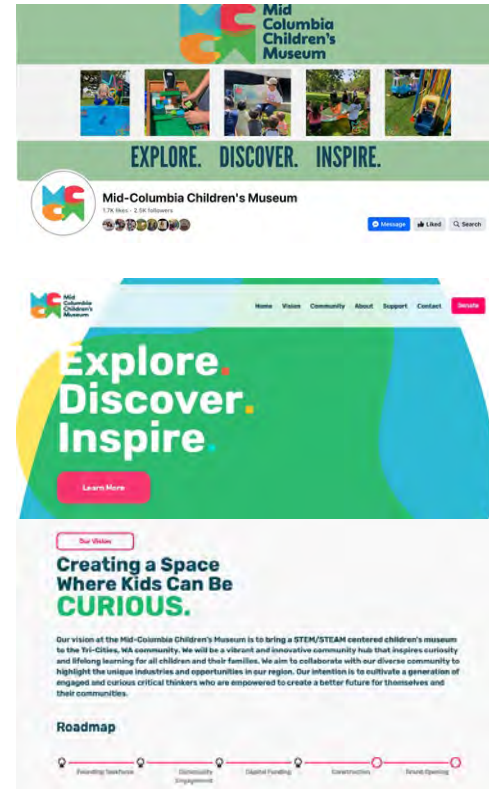
MARCH 2023

The MCCM Board of Directors and Taskforce are formed.



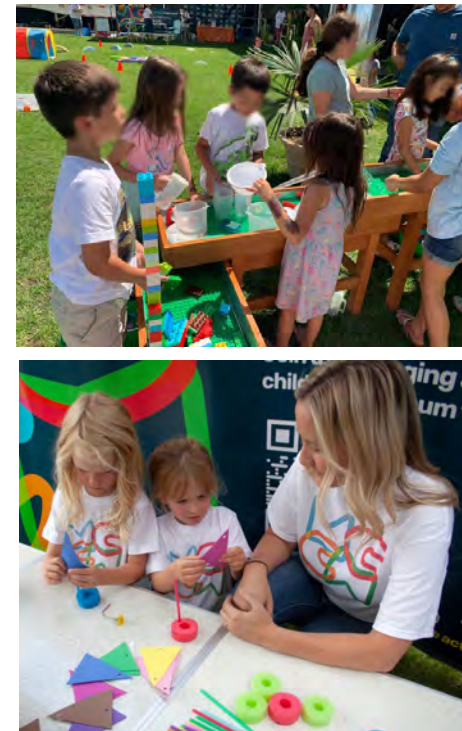
JUNE 2023

MCCM "goes live" gaining more than 1,000 followers in one week.



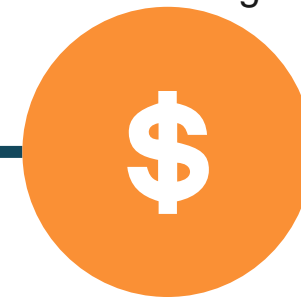
JULY 2023

MCCM launches our community events, drawing hundreds of families.



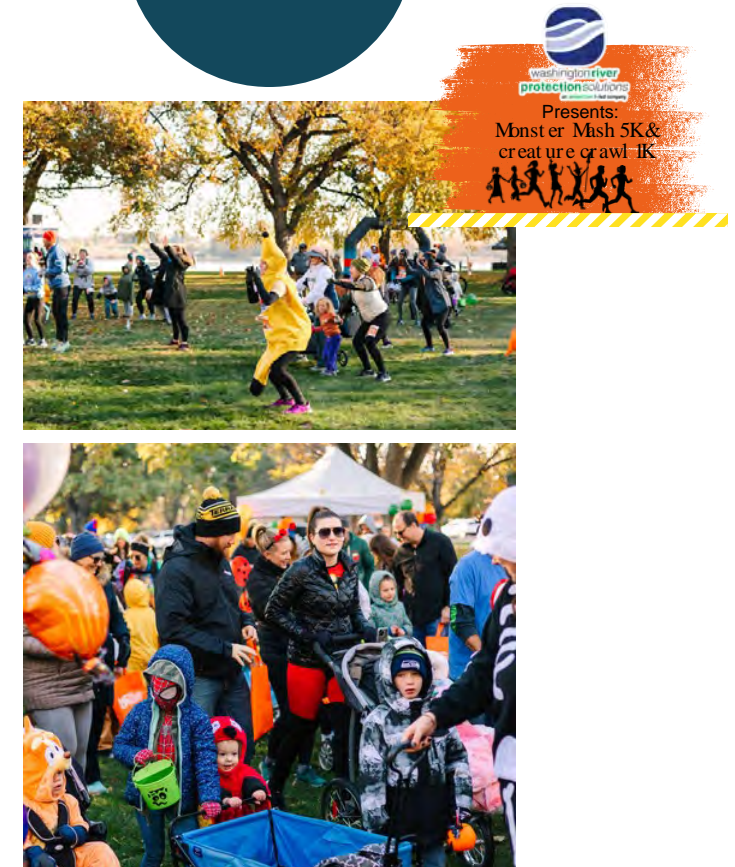
JULY 2023

MCCM receives 501(c)(3) approval from the IRS, allowing us to start Phase 1 fundraising.



OCTOBER 2023

MCCM's inaugural fundraiser draws more than 450 registrants!





JUNE 2025

After 1 year of community event, MCCM has served over 10,000 children & families.



AUGUST 2024

The MCCM Taskforce hires 2 consulting firms to help with the feasibility and planning.



Cameron Boodram
 MGMP (based in LA) is a national leader in planning for museums with over 35 years of experience in strategic and business planning. Cameron will manage the market feasibility and planning study.

Alissa Rupp
 FRAME (based in Seattle) in partnership with the PNW Children's Museum Collaborative will create artistic renderings for MCCM and lead visitor experience planning.

OCTOBER 2024

2nd Annual Monster Mash 5k & Creature Crawl 1k draws 800+ registrants & 22 community partners!



NOVEMBER 2024

MCCM hosts Stakeholder and Visionary meetings, gathering information from more than 50 community organizations.



JUNE 2025

After being selected as a Tri-Cities Legislative Council 2025 priority project MCCM receives \$1,000,000 from the state capital budget.



BREAKING NEWS

MID-COLUMBIA CHILDREN'S MUSEUM RECEIVES \$1 MILLION FROM WA STATE CAPITAL BUDGET

The Mid-Columbia Children's Museum (MCCM) is one step closer to becoming a hub for hands-on STEAM learning and cultural connection thanks to a \$1 million allocation included in Washington State's recently passed capital budget. The funding, championed by Senator Perry Dozier (16th District) and supported by State Representatives April Connors and Stephanie Barnard (8th District), will help advance planning and design for a dedicated children's museum with a strong focus on STEAM education and local workforce development.

www.mccmuseum.org

FEB 2026

MCCM is on the move! With a grant from Batelle and the Pacific Northwest National Laboratory, the "MCCMobile" trailer will serve our community with STEAM activities!

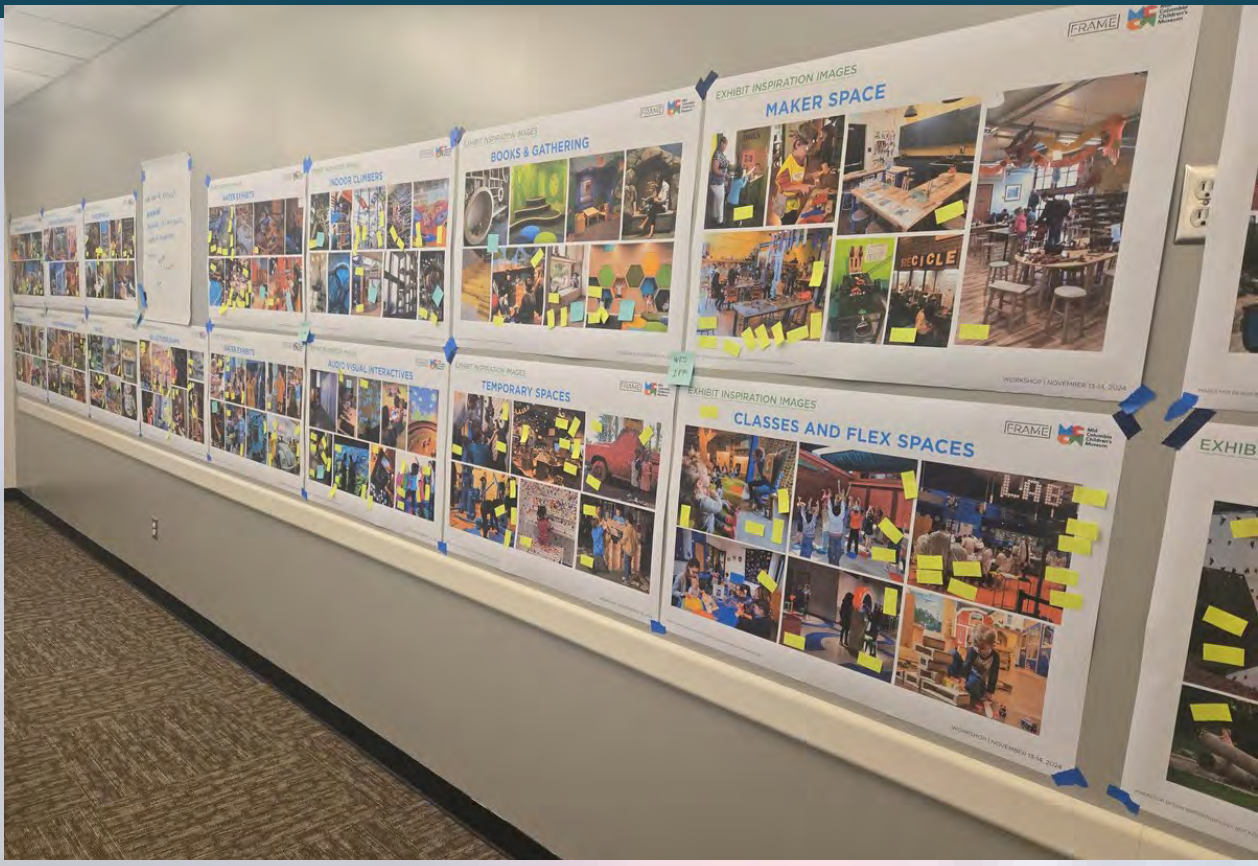




Stakeholder Discussions & Visioning Workshops



EXHIBIT A



65 participants from 45 organizations

- Elected officials
- Industry Leaders
- School districts and educational services
- Local Non -profits serving children and families

What makes us the ' *Tri - Cities*'?

- *Energy*
- *Water*
- *Bridges & Transportation*
- *Agriculture & Food Production*
- *Nature, Landscape, & Geology*
- *Wind!*
- *Innovation & STEM*
- *Culture & People*
- *Tribes & Indigenous Culture*
- *Recreation*











The Process

Phase 1 *complete!*

- ✓ Strategic Planning
- ✓ Founding Task Force
- ✓ Establish Nonprofit
- ✓ Board Members
- ✓ Community Engagement

Phase 2 *complete!*

- ✓ Initial Capital Campaign
- ✓ Feasibility Study
- ✓ Potential Site Assessment
- ✓ Visitor Experience Plan
- ✓ Operating Plan
- ✓ Stakeholder Engagement

Phase 3

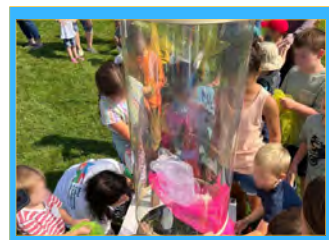
- Public Private Partnership
- Site Selection
- Building Pre-design Concept
- Building Schematic Design
- Exhibit Pre-design Concept
- Exhibit Schematic Design

Phase 4

- Building Capital Campaign
- Building Construction
- Exhibit Construction
- Pre-opening staffing & organizational groundwork
- Final Business Plan/Model

Phase 5

- Museum Opening
- Community Impact
- Evaluation





What's Next? Phase 3

Partially funded
by \$1,000,000
state budget
allocation!

Public -Private Partnership
& Site Selection

→ MCCM is currently assessing local sites in partnership with local municipalities.



Building Pre -design Concept
& Schematic Design

→ Architecture & Engineering including: Building & Landscape Architecture, Civil & Structural Engineering, Mechanical, Electrical, Plumbing, Fire Protection, Cost Estimating through Construction Administration.

Exhibit Pre -design Concept &
Schematic Design

→ Architecture & Engineering including: Graphics and Content Development, Fabricator Engagement, Development and Design of Specialty Exhibits, etc.

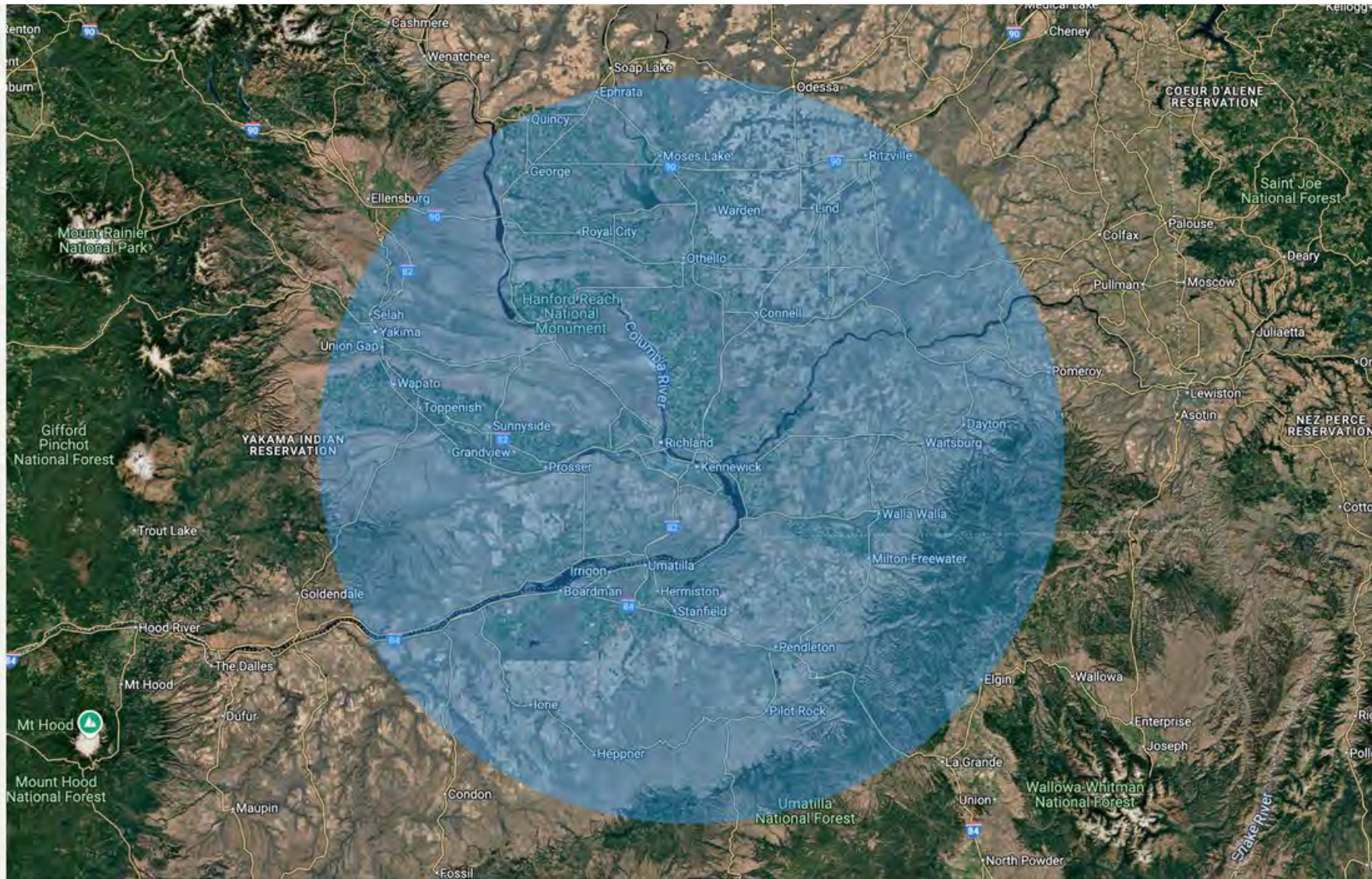
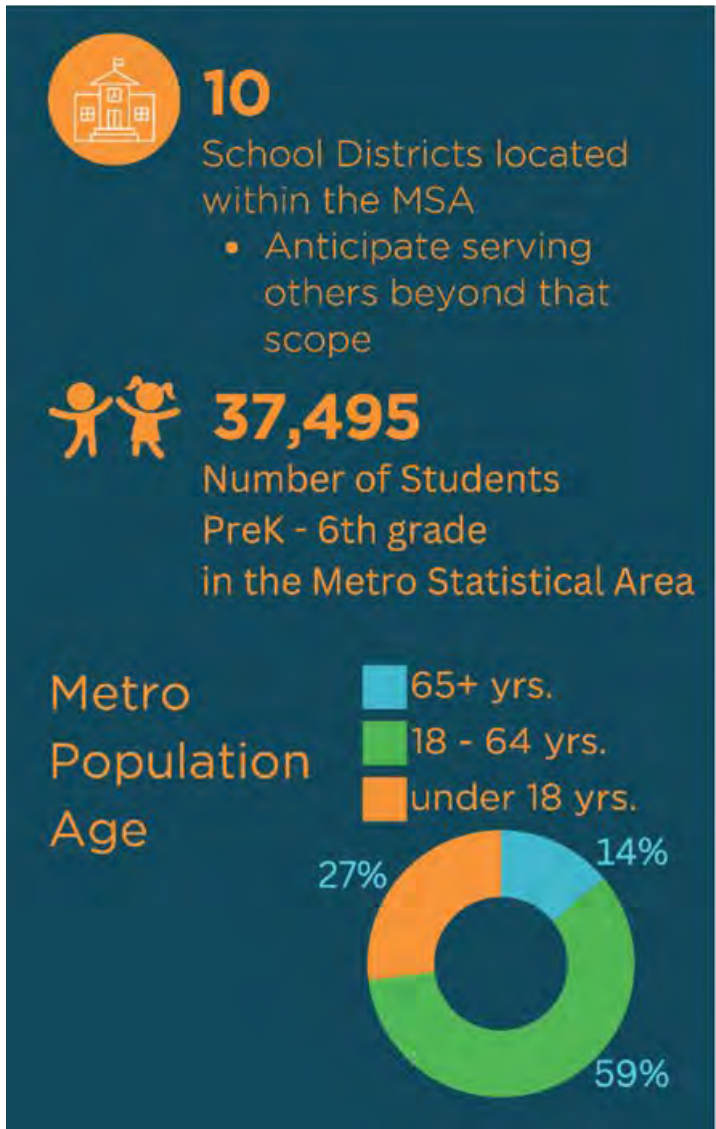
The Impact

Concept and Schematic Design are the keystones of any successful capital campaign, offering the vision and details that bring capital project to life. Along with private funds MCCM will pursue private grants, public grants and funding opportunities, a state/federal appropriations.



Audience and Attendance

EXHIBIT A
MGMP



Local MSA: **314,000**

Costco catchment area: **1 million**

2024 Annual participation in MCCM events: **10,000+ visitors**

Preliminary projected annual attendance: **over 100,000***

*based on assessed comparables: Medford, OR | Mesa, AZ | Huntsville, AL | Bentonville, AR | Columbia, SC | Albuquerque, NM | L

itt le Rock, AR | Wilmington, NC | Lafayette, LA



Site Requirements

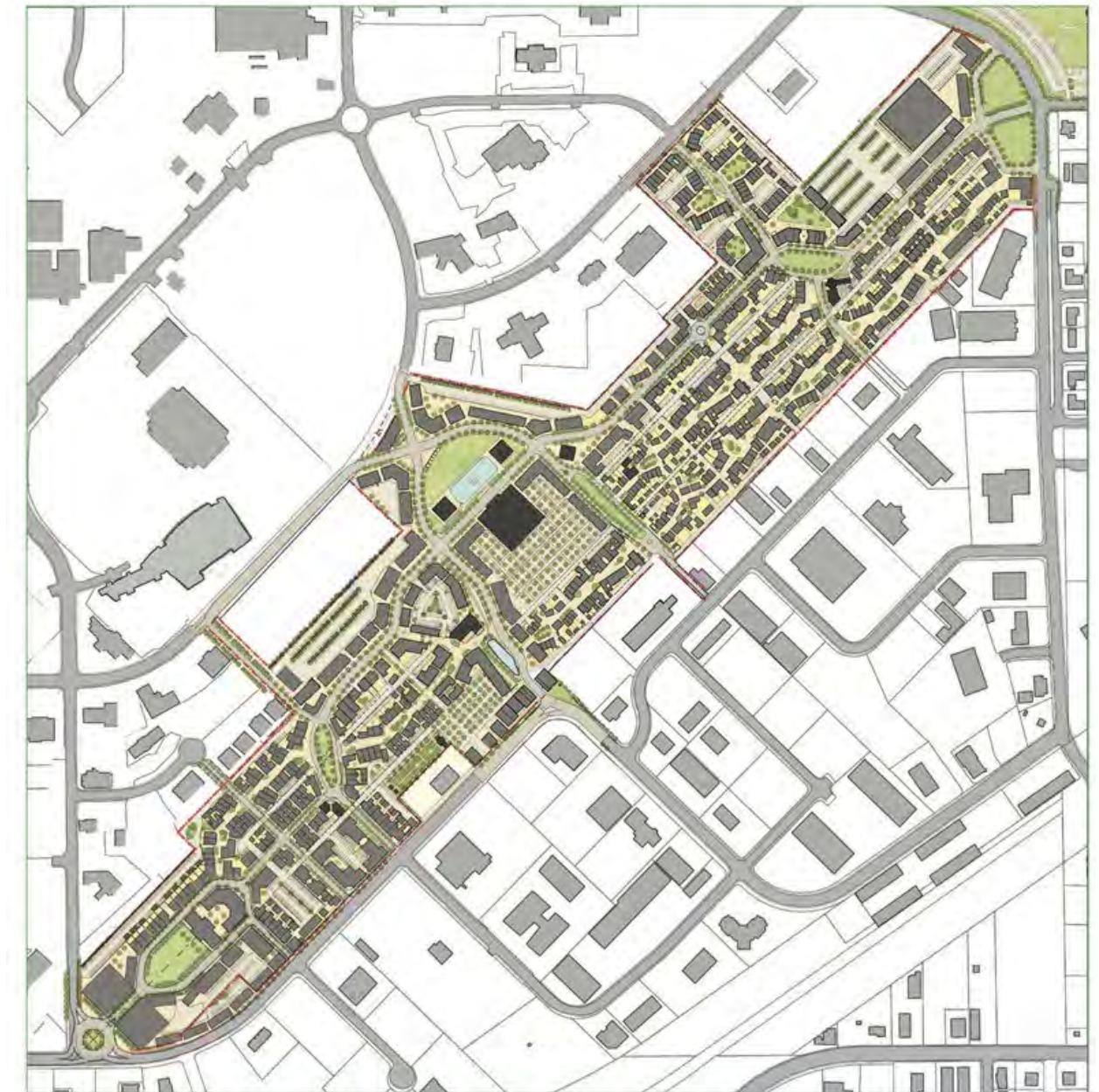
Public -Private Partnership
& Site Selection



MCCM is seeking proposals for Public -Private partnership. An ideal partnership allows Port of Kennewick to maintain ownership of the land and lease to MCCM.

Required acreage:

- 2.5 - 3.0 acres
- accommodates 35,000sqft single story building plus 1.0 acre outdoor exhibit space
- excludes parking





Moving Forward

Plannin

- g RFP release
- Site Determination
- Pre-Concept Design
- Schematic Design
- Site Planning
- Architectural Design
- Exhibit Design

Fundraisin

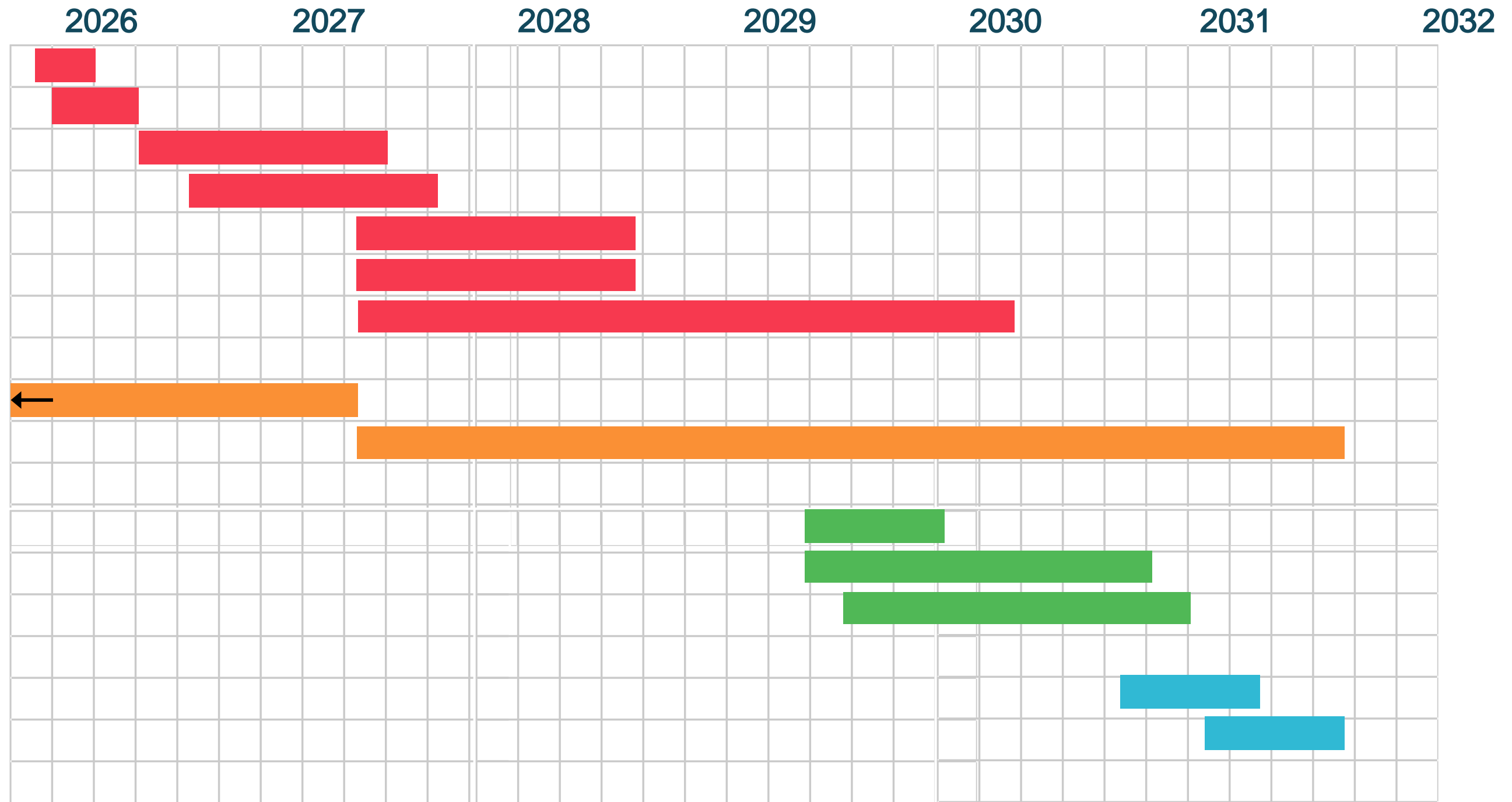
- g • Pre-campaign fundraising
- Capital Campaign

Constructio

- n Break Ground
- Exhibit Fabrication
- Building Construction

Operation

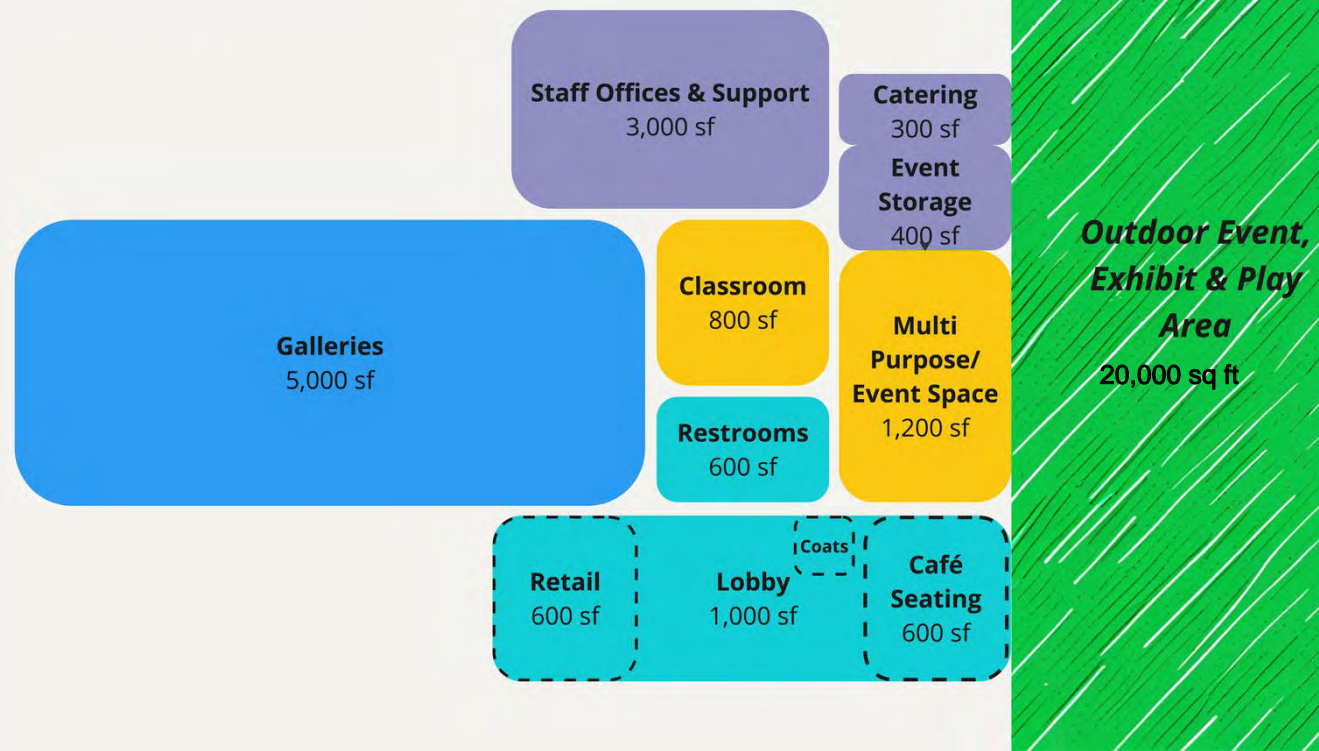
- s Onboarding
- Opening



Gantt chart timelines are estimates based on best practices, comparable studies, and industry standards for similar non-profit children's museum projects. Actual timing may vary significantly, with fundraising outcomes being a key factor that can accelerate or delay the overall schedule.

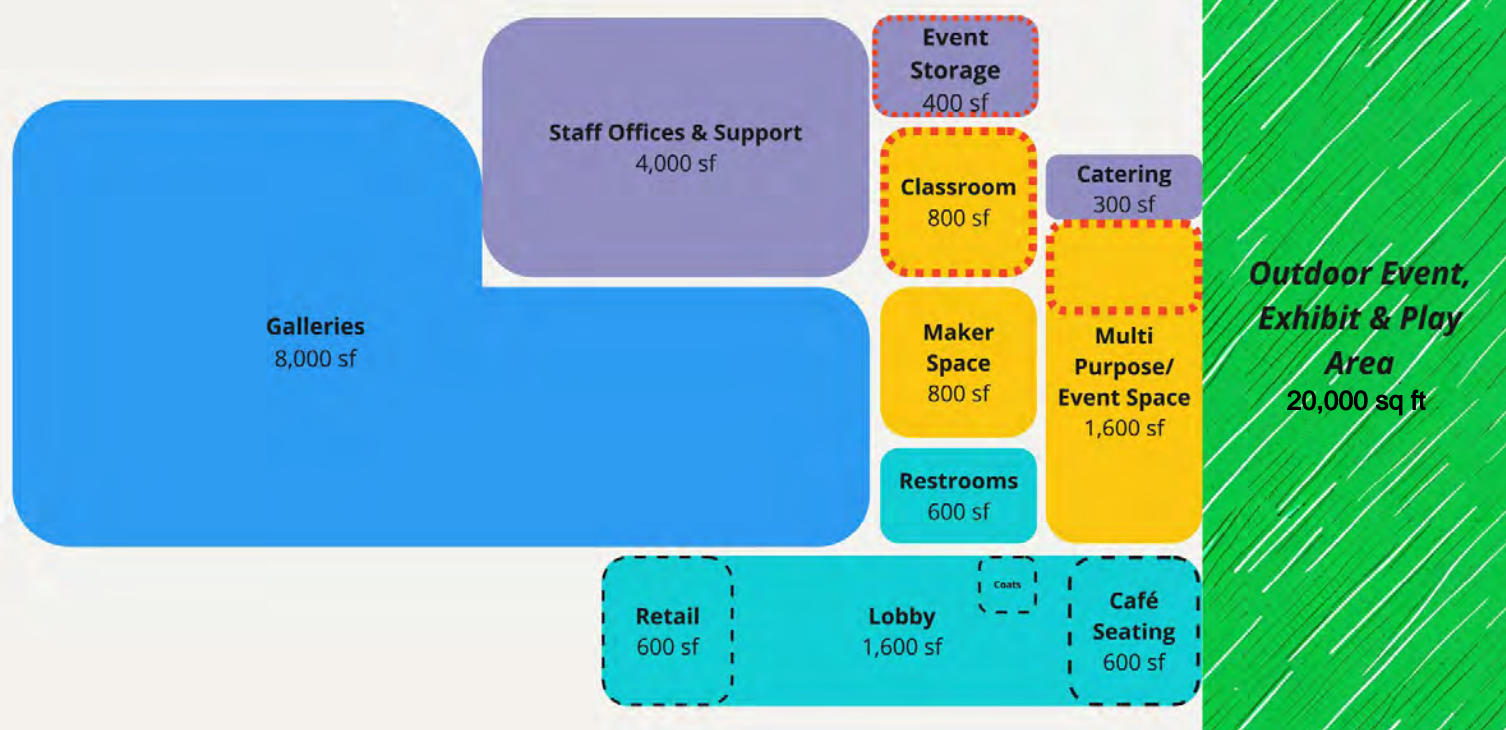


Facility Planning



Smaller Scale Facility Option :

- 20,746 gross sq.ft .
- approx . 13,800 exhibit space
- \$34 - 39 million total project cost*



Large Scale Facility Option :

- 29,580 gross sqft
- approx . 19,700 exhibit space
- \$46 - 52 million total project cost*

*includes: hard and soft building costs, exhibits, site development, and endowment | excludes: land acquisition



Community Events 2024



- TC Family Expo
 - Tri - City American's Kids Zone
 - Prosser Science Expo
 - Dia del niños y los libros
 - Creative Constructors @ Burbank Library
 - REACH Sensory Night
 - City of Richland - Dino Dig
 - World Wide Day Play
 - MCCM Monster Mash 5k & Creature Crawl 1k
 - Brain Games
-
- Introduce a Girl to Engineering Day
 - Kid's Engineering Day: Benton City
 - Our Autism Journey Walk
 - Salmon Summit
 - Tri - Town Get Down
 - Mid - Columbia Library Take Over - Kennewick
 - TC Diversity & Inclusion Council Celebration of Diversity
 - Buddy Walk
 - Cork's Place: Dia de Los Muertos



Community Events 2025



- Introduce a Girl to Engineering Day
- Kid's Engineering Day
- Tri -City American's Half Time
- Better Together: Our Autism Journey
- Dia De Los Ninos
- Prosser Science Expo
- Salmon Summit
- Fusion Fest
- Richland Library: Kick off to Summer
- Pop - up Playdate: Community Helpers
- Cardboard City @ Tri -City Food Co -op
- Thunder on the Island
- Kennewick National Night Out
- "Grands and Gears" Intergenerational Play
- Pop - up Playdate: Dino Dig
- SOCO Creative Arts
- IronMAN Tri -Cities
- Buddy Walk
- Kid's Zone at Tri -Cities AMS
- Mid -Columbia Library (Pasco) Take -Over
- MCCM Monster Mash 5k & Creature Crawl 1k
- Dia de Los Muertos Cork's Place

I thank you to Our Supporters

EXHIBIT A

Interested in Learning More?
info@mccmuseum.org



Founding 50 Donors:



Sponsors:



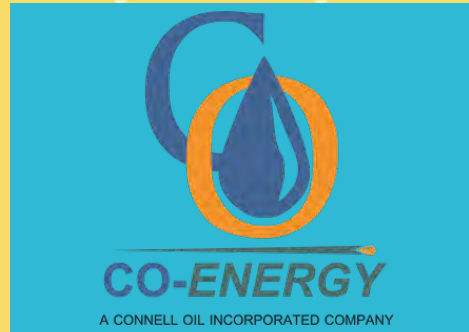


Mid Columbia Children's Museum
Building the Foundation for the Mid

Founding 50 Fundraising
- Columbia Children's Museum



Visionary



\$10,000+

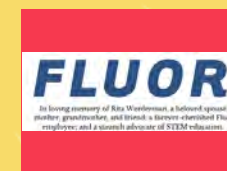
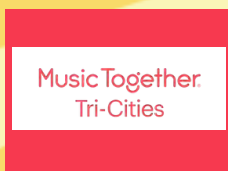


Dreamer



\$5,000+

Creator



\$2,000+



Is your business interested in supporting bringing a children's museum to the Tri-Cities? Email us at fundraising@mccmuseum.org



New Urbanism Immersion Tour

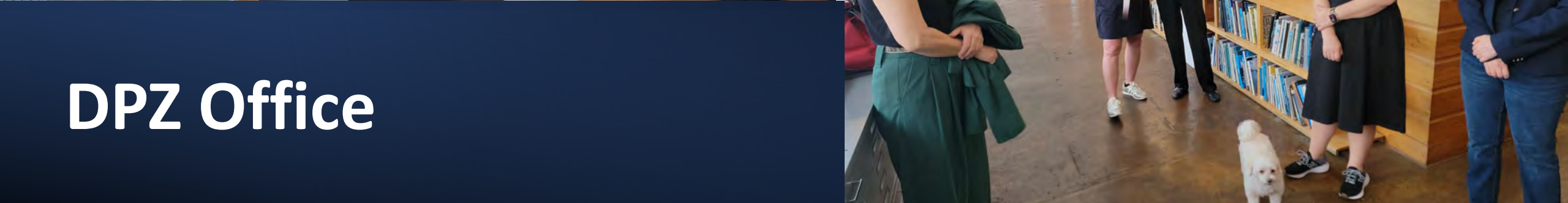
April 2026



Miami Beach - Española Way



EXHIBIT B



DPZ Office



DPZ Office



Miami - Design District

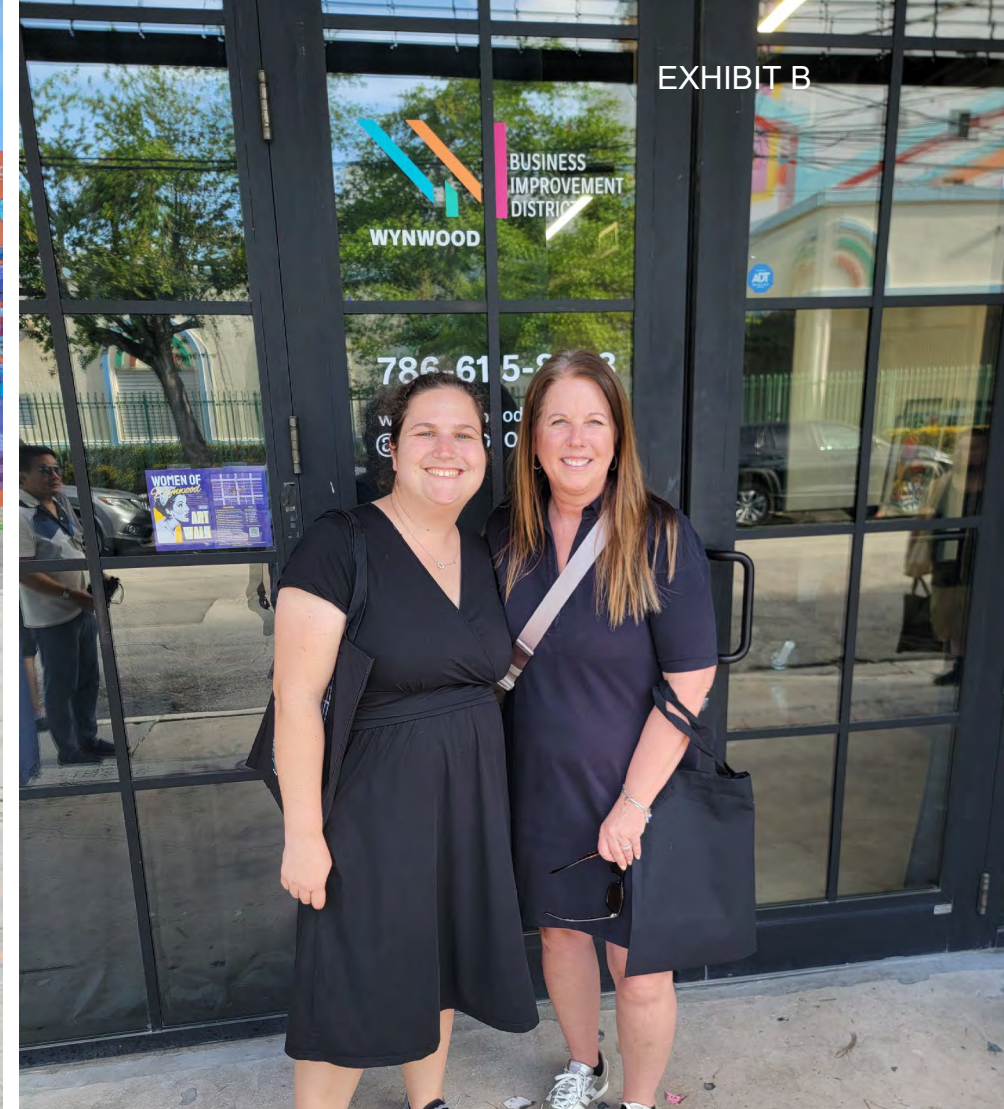


EXHIBIT B

Miami - Wynwood Arts District



Miami - Upper Buena Vista



EXHIBIT B

Miami - Coral Gables

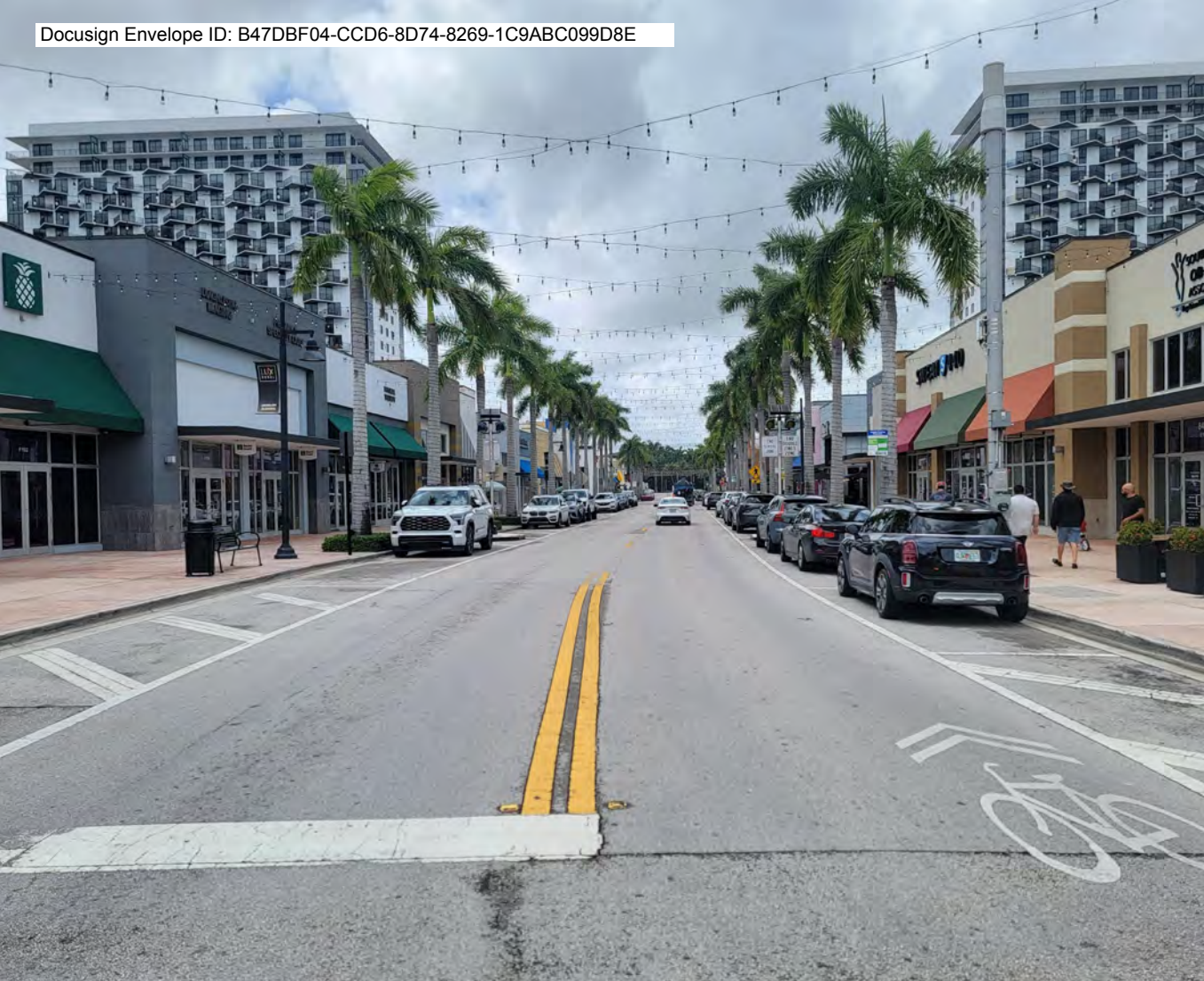


EXHIBIT B

Miami - Coral Gables



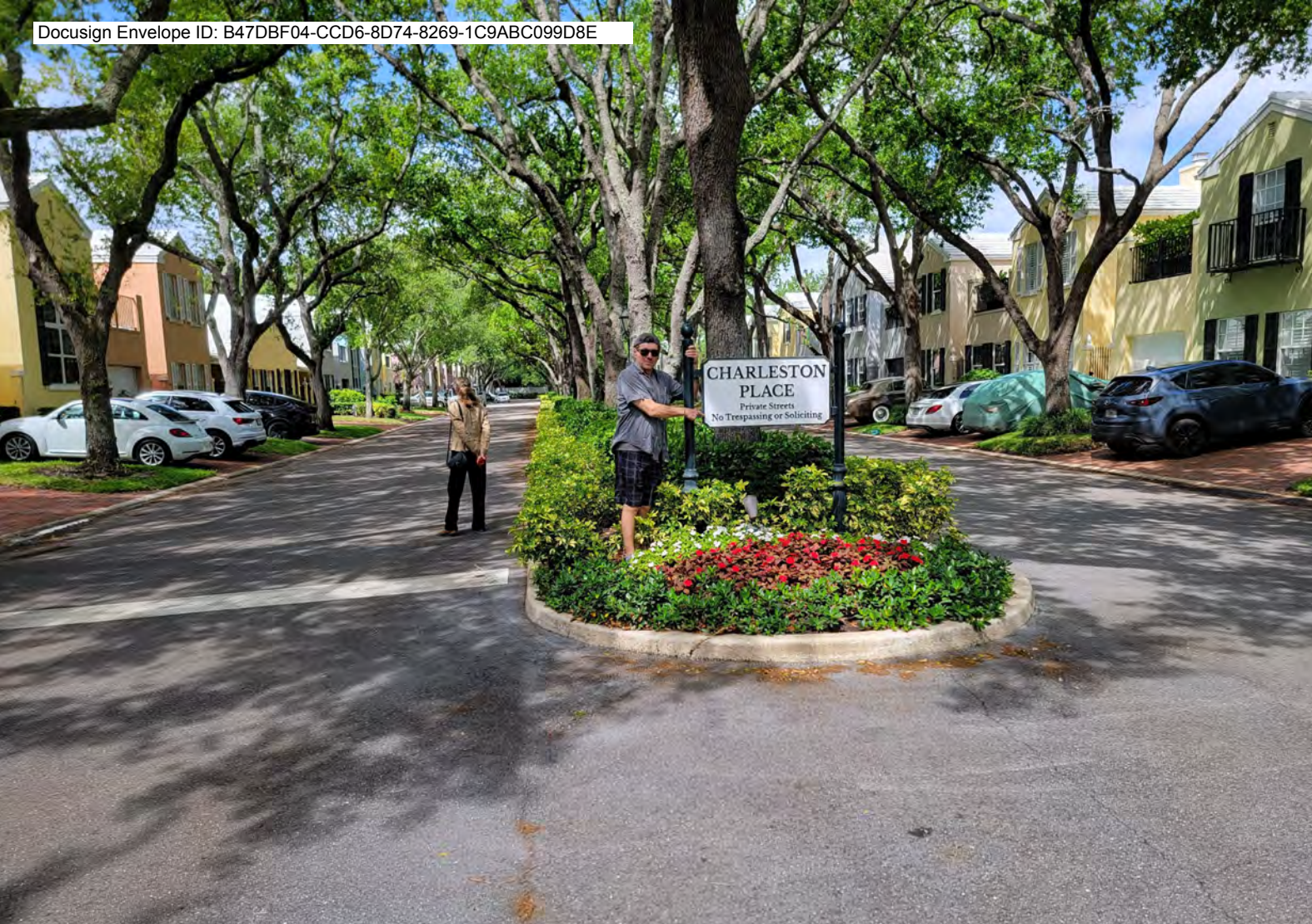
Miami - Coral Gables



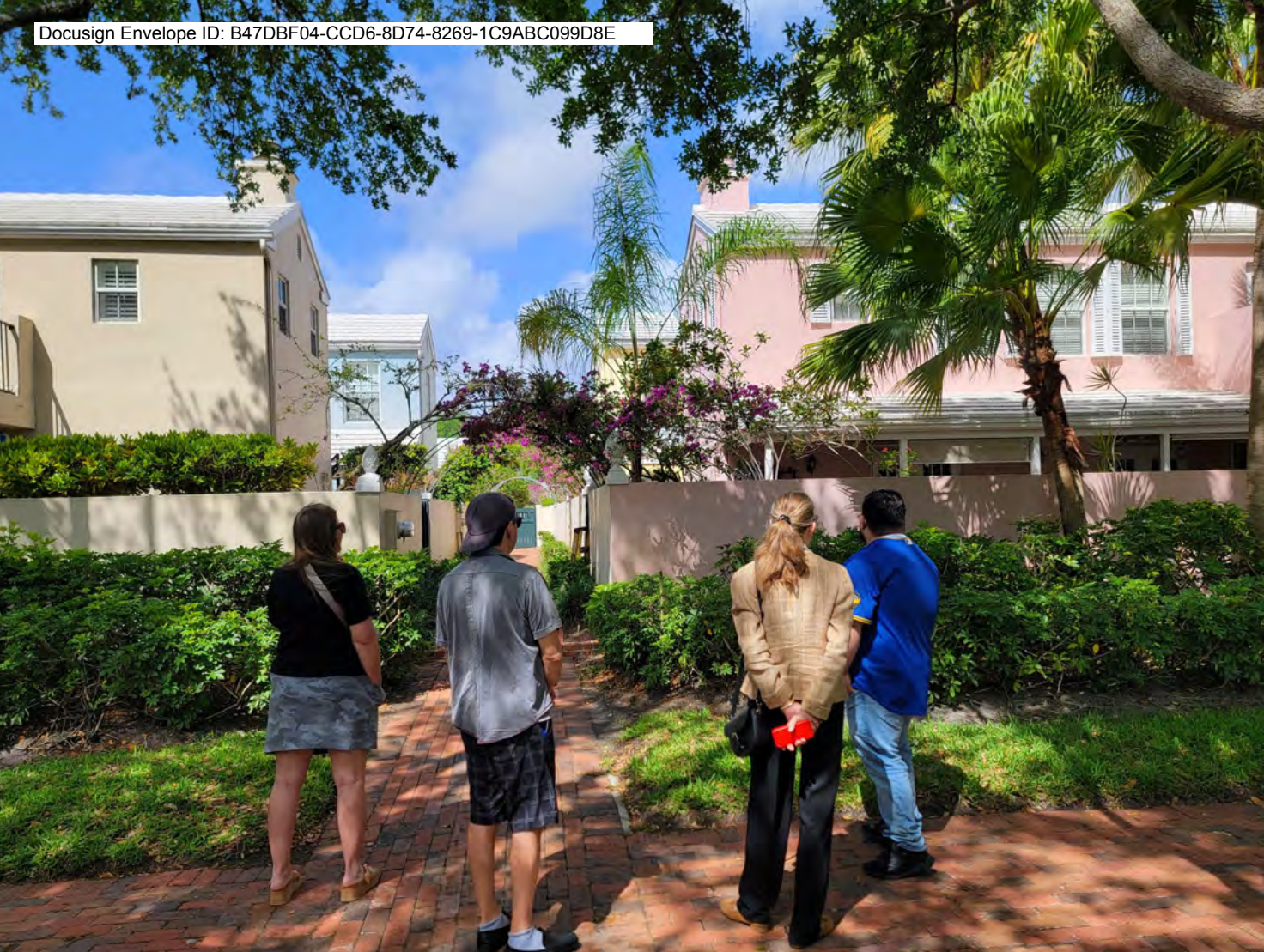
Miami - Downtown Doral



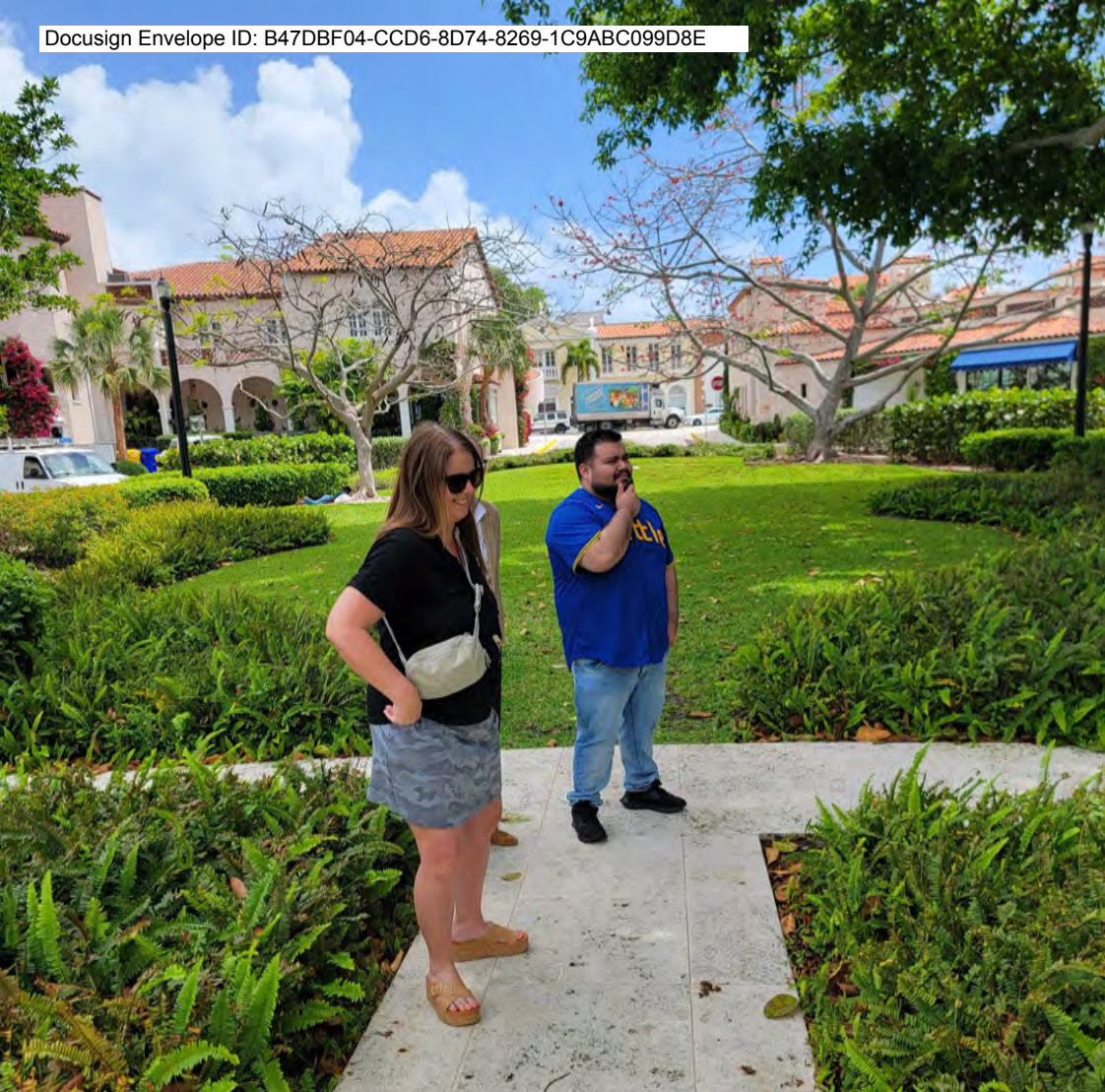
Miami - Waterfront & Little River Tour



Boca Raton - Charlston Place



Boca Raton - Charlston Place



Palm Beach - Phipps Plaza Neighborhood



Palm Beach - Worth Avenue



EXHIBIT B

Palm Beach - Worth Avenue

Thank You



Mother of Reinvention II Repair & Reinstallation

April 14, 2026

Michael Boehnke
Director of Operations

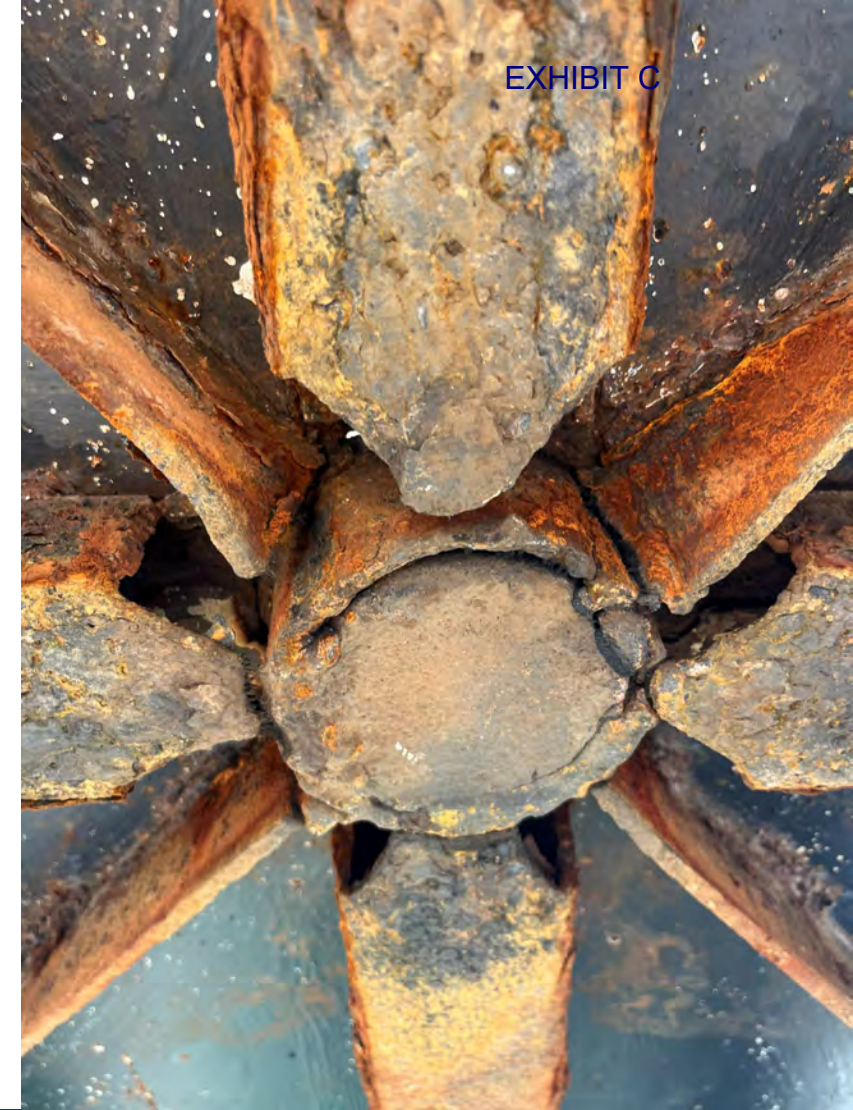


EXHIBIT C

Damaged Artwork



Repair



Reinstalled on March 31



Reinstalled on March 31



Reinstalled on March 31