



PORT OF KENNEWICK REGULAR COMMISSION MEETING

MAY 12, 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 (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
Rochelle Olson, Director of Governmental Affairs
Lisa Schumacher, Special Projects Coordinator
David Phongsa, Marketing/Capital Projects Coordinator (via telephone)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Commissioner Contreras Gonzalez led the Pledge of Allegiance.

PUBLIC COMMENT

Alicia Cullison, Richland. Ms. Cullison, of Emerald Spark Events, announced that the Clover Island Concert Series starts May 27th, 2026. The concert series will include sixteen free shows on Wednesdays and four shows on Sunday (ticketed events). This year, the concert series are sponsored by STCU and the events will feature an assortment of vendors and food trucks. For more information on the series, please visit <https://emeraldsparkevents.com/cics26>.

No further comments were made.

CONSENT AGENDA

- A. *Approval of Direct Deposit and E-Payments Dated May 1, 2026*
Direct Deposit and E-Payments totaling \$111,383.49
- B. *Approval of Warrant Register Dated May 12, 2026*
Expense Fund Voucher Number 107887 through 107976 for a grand total of \$417,663.52
- C. *Approval of Regular Commission Meeting Minutes April 28, 2026*

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D. Approval of Resolution 2026-09: Esteem Wireless and GeoProfessional Innovation Lease Bond Waiver

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

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Kennewick Waterfront

1. Food Truck Fest

Mr. Phongsang reported on Food Truck Fest, the first event of the season at Columbia Gardens (*Exhibit A*). The next event at Columbia Gardens is a pet adoption, which is scheduled for June 27th, 2026 from 10:00 am to 2:00 pm.

2. The Exchange Artwork Update

Mr. Boehnke reported that the grandson for “*The Exchange*” artwork has been repaired and reinstalled at The Gathering Place (*Exhibit B*). Mr. Norman, an artist who worked on the original piece, was able to repair and reinforce the tulle. Additionally, Mr. Norman trained the maintenance staff on proper cleaning of the bronzed artwork on the island.

B. Powwow Discussion

Commissioner Novakovich has been working with Fred Hill, former CTUIR Board Member, on holding a potential Powwow in the Tri-Cities. Commissioner Novakovich would like to see the Port offer support to the Confederated Tribes of the Umatilla Indian Reservation on this endeavor and stated Mr. Hill would like to include the Yakima Nation. Commissioner Novakovich recently met someone who is involved with the Yakima Nation, and they are excited about assisting as well. Commissioner Novakovich stated our support would show the CTUIR that we value our partnership (*Exhibit C*). Commissioner Novakovich inquired if the Commission is supportive of Mr. Arntzen moving forward.

Commissioner Hohenberg stated he is supportive but is worried we might offend someone.

Commissioner Novakovich stated the CTUIR and the Yakima Nation would be involved, and the Port would lend support and make necessary introductions. Commissioner Novakovich stressed the event would not be put on by the Port.

Commissioner Contreras is supportive of the idea with the understanding that the CTUIR is planning the event and Port only staff plays a supporting role. Additionally, he expressed his concern about possible appropriation, and that the Port remains a supportive partner to the CTUIR. Commissioner Contreras stressed he is supportive, if the Port is a partner, not an event coordinator.

Commissioner Novakovich stated that the intent is for Fred Hill to coordinate the event.

Mr. Arntzen reiterated Commission comments and stated there is general support to move forward, with the caveat that logistics will be up to the CTUIR and the Port will operate as an advertising

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sponsor/partner. Mr. Arntzen stated the Port could utilize the opportunity fund for sponsorship. Mr. Arntzen will report back at a later date.

It is the Consensus of the Commission for Mr. Arntzen to move forward with a potential partnership with the CTUIR on a 2027 Tri-Cities Powwow.

C. CEO Report

Mr. Arntzen has nothing to report today.

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

Commissioners reported on their respective committee meetings.

E. Non-Scheduled Items

Mr. Kooker stated the 2025 financial statements have been filed with the State Auditor's Office.

Commissioner Novakovich recently attended two award ceremonies for the Reserve Organization of America. Commissioner Novakovich presented an award to Cadet Yoland Romas of Kennewick High School and Cadet Blake Owen Duncan of Hanford High School.

PUBLIC COMMENTS

Tom Moak, Kennewick. Mr. Moak believes the Powwow is a great idea, especially if the CTUIR and Yakima Nation take the major lead and he expressed his concern about Port staff getting too involved and the impact on other Port projects. Mr. Moak stated the Port has an opportunity to be a guide within the Tri-Cities to the CTUIR and Yakima Nation.

No further comments were made.

Commissioner Novakovich recessed the Regular Commission Meeting at 2:33 p.m.

Commissioner Novakovich stated at this time, the Port Commission will recess to Executive Session as allowed by law, to discuss Potential Litigation, pursuant to RCW 42.30.110 (1)(i)(iii) One matter 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.

A decision will be made in executive session, and 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 35 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 2:34 p.m. for approximately 35 minutes.

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EXECUTIVE SESSION (2:34)

RCW 42.30.110 (1) (c) and RCW 42.30.110 (1) (i)

Mr. Phongsa extended the Executive Session for an additional 20 minutes at 3:04 p.m.

Mr. Phongsa extended the Executive Session for an additional 15 minutes at 3:24 p.m.

Commissioner Novakovich adjourned the Executive Session at 3:34 p.m.

Commissioner Novakovich reconvened Regular Commission Meeting at 3:39 p.m.

MOTION: *Commissioner Contreras Gonzalez moved that the Port Chief Executive Officer take no action regarding insurance coverage for incurred legal expenses related to the discovery of PFAS at Vista Field; and that all action by port officers and employees in furtherance hereof is ratified and approved; and further, the Port Chief Executive Officer is authorized to take all action necessary in furtherance hereof; Commissioner Novakovich seconded.*

PUBLIC COMMENTS

No further comments were made.

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

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:41 p.m.

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:

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Raul Contreras Gonzalez, Secretary

PORT OF KENNEWICK

Resolution No. 2026-09

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK APPROVING
LEASE BOND WAIVERS FOR ESTEEM AND
GEO PROFESSIONAL INOVATION***

WHEREAS, the Port of Kennewick (Port) is allowed by RCW 53.08.085 to obtain Port Commission waiver of the one-year rental security requirement if Commission deems necessary; and

WHEREAS, the Port has two leases, Electronic Systems Technology (ESTEEM) and Geo Professional Innovation, which were signed under the CEO delegation of authority, and

WHEREAS, industry standard and Port’s standard deposit on file for tenants is typically two months’ rent and the purpose of rental security is to ensure recovery of rent payment in the event the tenant is late. Both tenants are in good standing with the Port and have excellent payment history with many occasions where rent has been paid in advance; and

WHEREAS, this waiver of accepting a one-year lease rental security is strictly limited to the rent security requirement of the above mentioned leases and does not affect any other requirements or terms of Port leases; and


WHEREAS, this policy may be rescinded or amended at any time and original lease requirements may be reinstated.


WHEREAS, after consideration of the attached lease agreement, the Port Commission has determined that the waiver is proper.

NOW THEREFORE, BE IT HEREBY RESOLVED that the Port of Kennewick Commissioners hereby waives the one-year rental security requirement as per RCW 53.08.085 for Geo Professional and EST lease. In exchange the Port will accept a minimum two months’ rent deposit already on file with the Port as rental security.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 12th day of May, 2026.

***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By: 
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Kenneth Hohenberg, President

By: 
DocuSigned by:
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Skip Novakovich, Vice President

By: 
Signed by:
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Raul Contreras Gonzalez, Secretary



Food Truck Fest

Columbia Gardens Artisan Village

May 3, 2026





About the Event

Guacamole Contest



Food Specials



Menu Variety



Inclusive Options



We hosted our very first Food Truck Fest where the event was all about food! We supported our six food truck tenants & invited more food vendors to join. We welcomed local food trucks, pop-up vendors, & all food-related vendors. Brandi Dayton Art, Wheat Head on the Water, , Bartholomew and Monarcha Winery were all open for business.

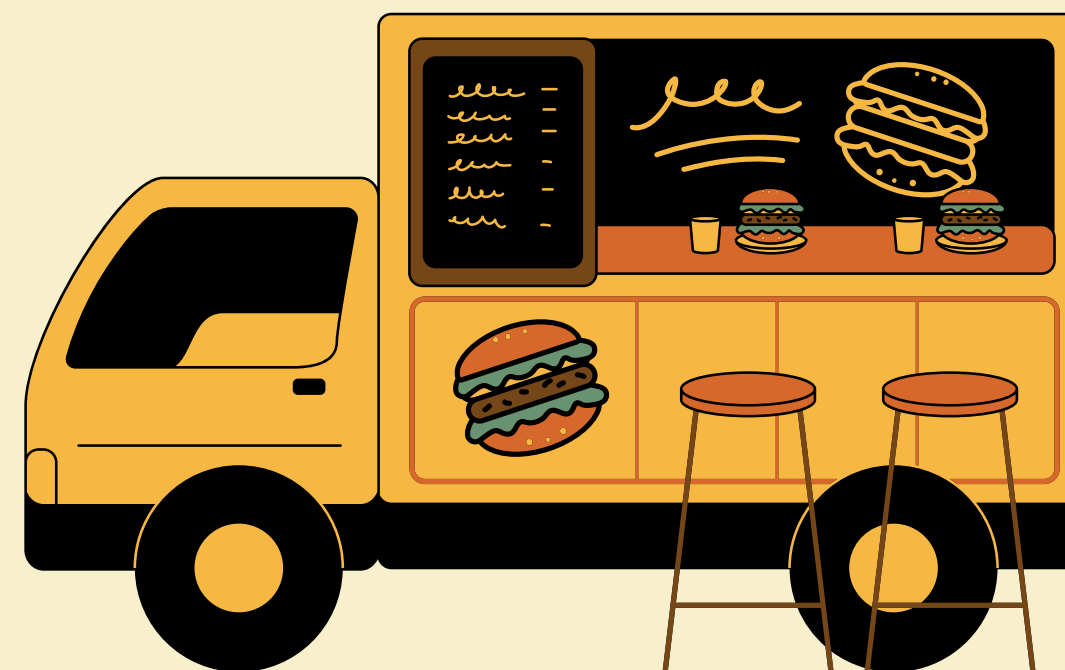




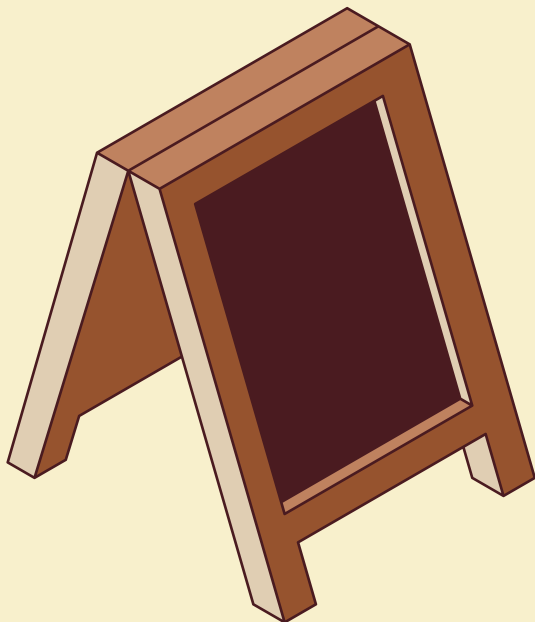
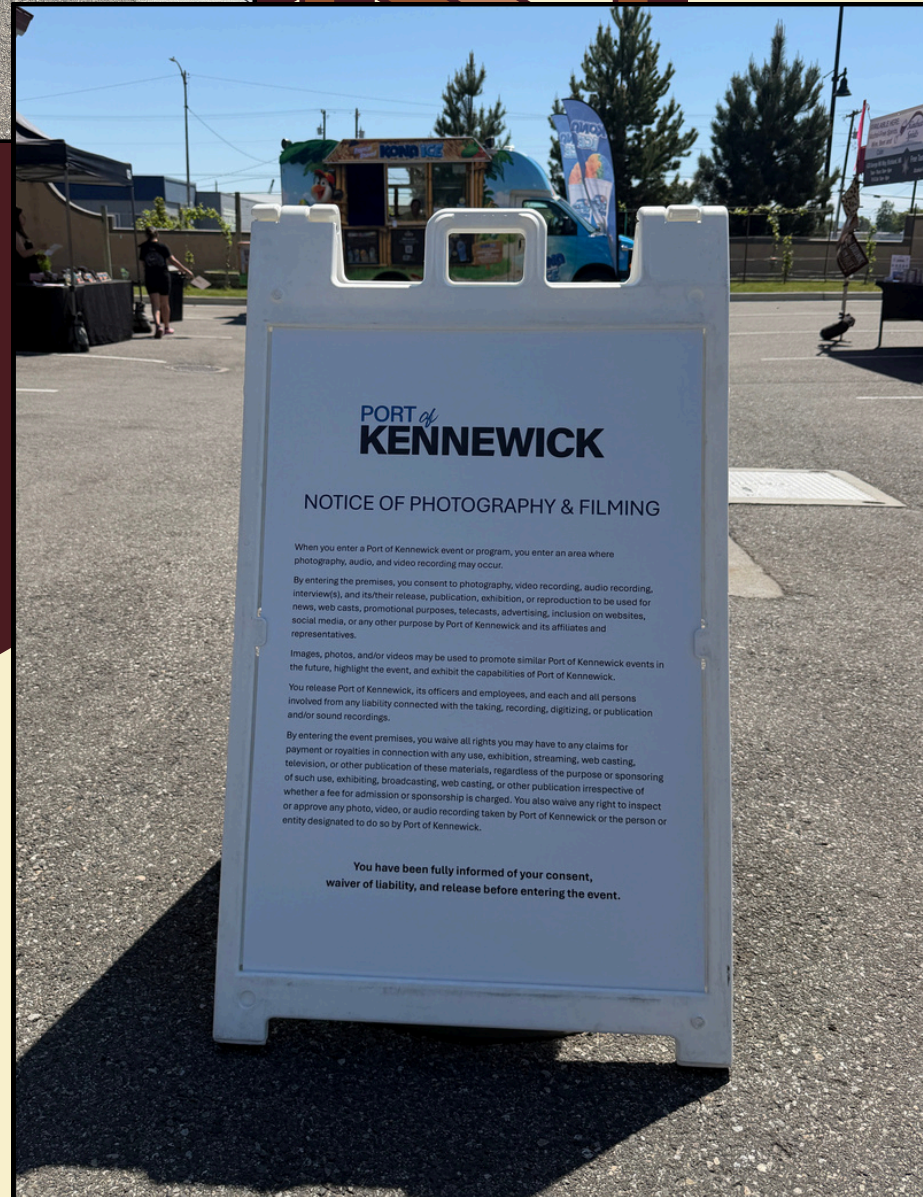
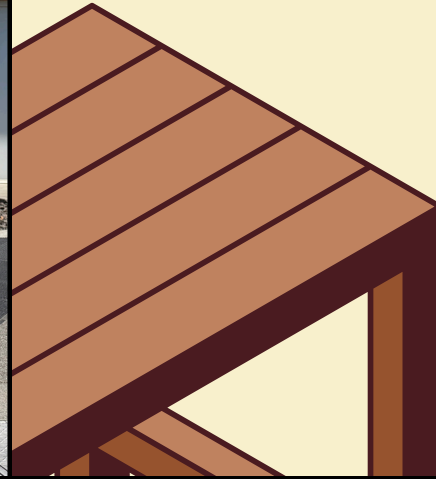


Local Vendors

Local food trucks were invited as well as any food-related vendors. Our pop-up vendors included O’Rothlain Pub and Grille, Vieyra’s Mac and More, Aub’s Bananza Bread, Kona Ice of Tri-Cities, Kindred Spirits, Marzipan Patisserie, and Voodoo Signature Spices & Sauces.







Event Planning

Layout Design ↗

Permits & Licenses ↗

BFHD Standards ↗

Notice of Photography ↗





Customer Experience

All of our events are FREE for the community, FREE for the vendors, inclusive and open to all. Our events are usually family-friendly with meant to create vibrancy at Columbia Gardens Artisan Village. We partner with local organizations such as Visit Tri-Cities and Historic Downtown Kennewick Partnership for promoting the events beforehand.

Seating Areas



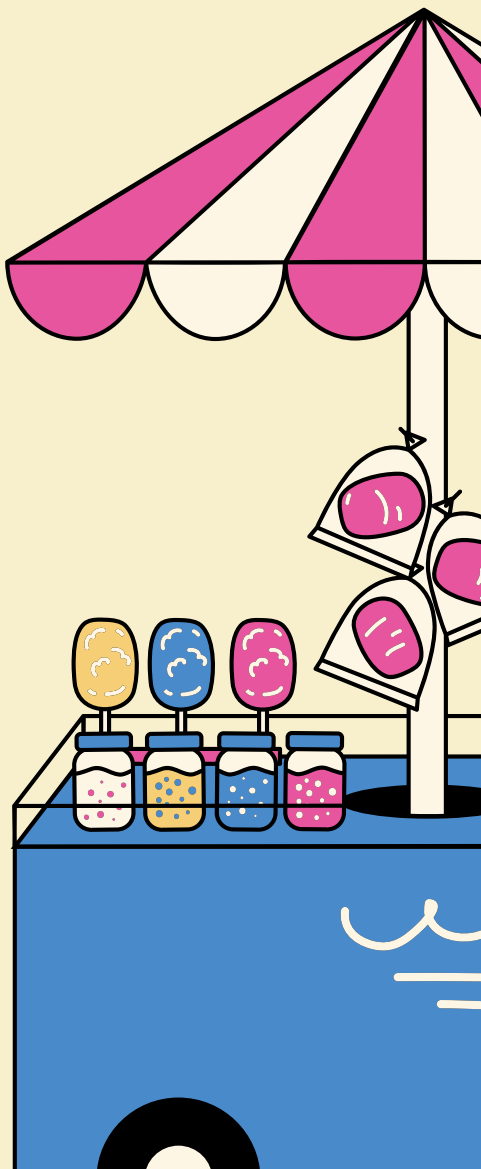
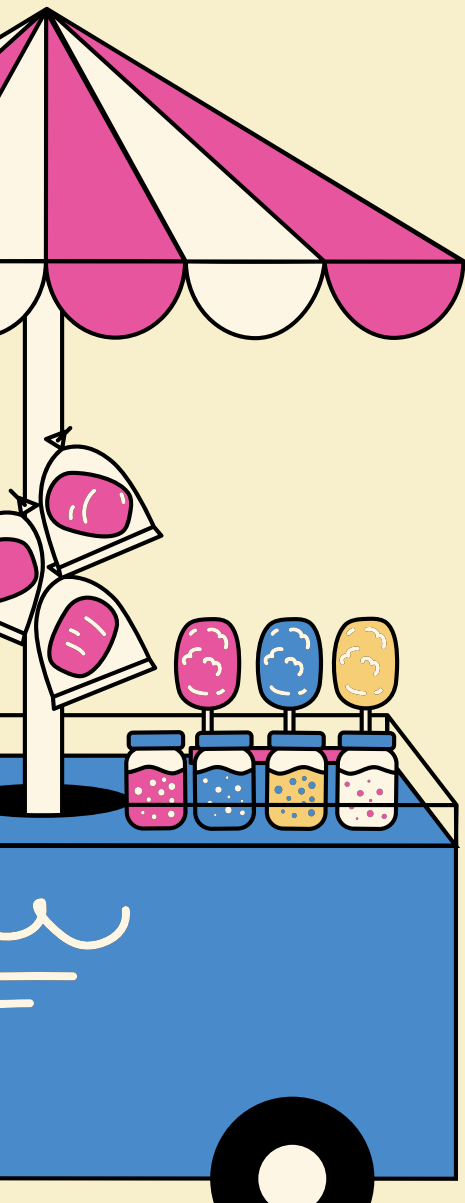
Live Music



Live Painting



Beer Bar & Wineries

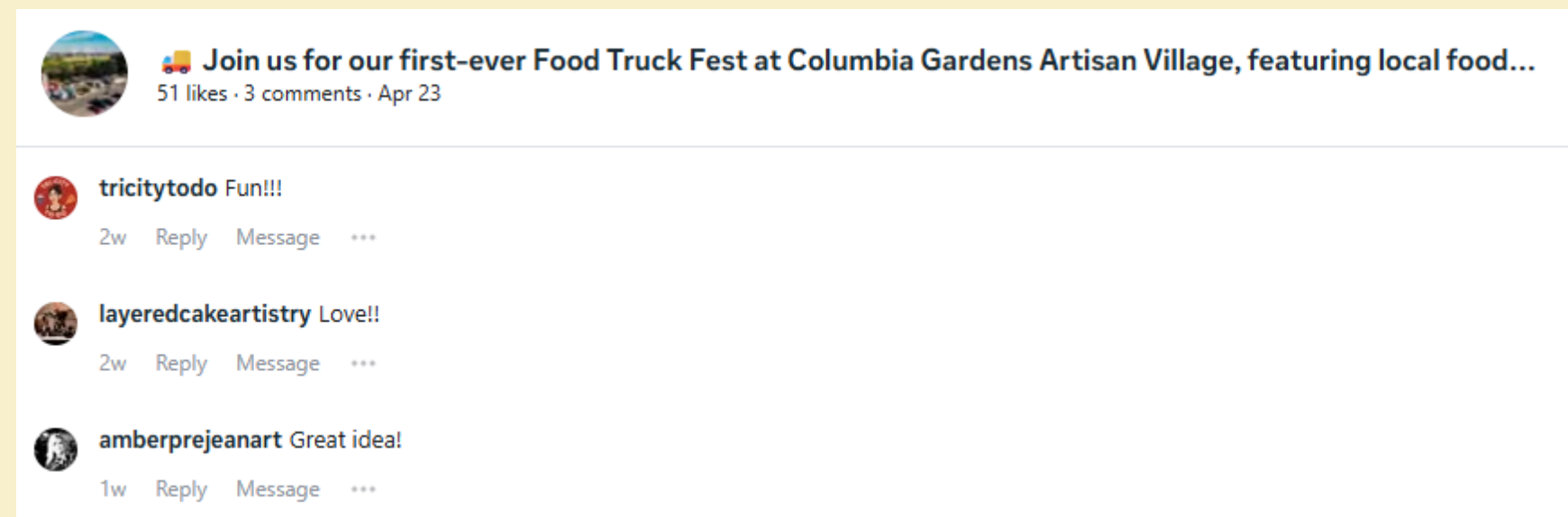
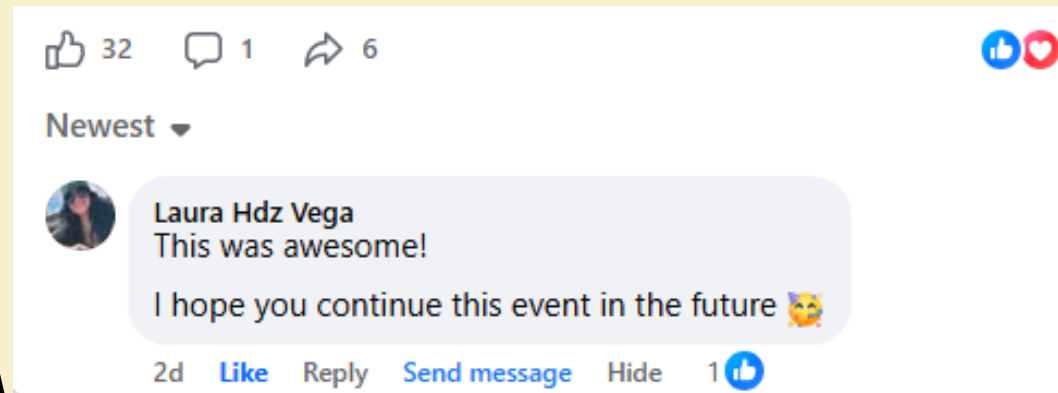
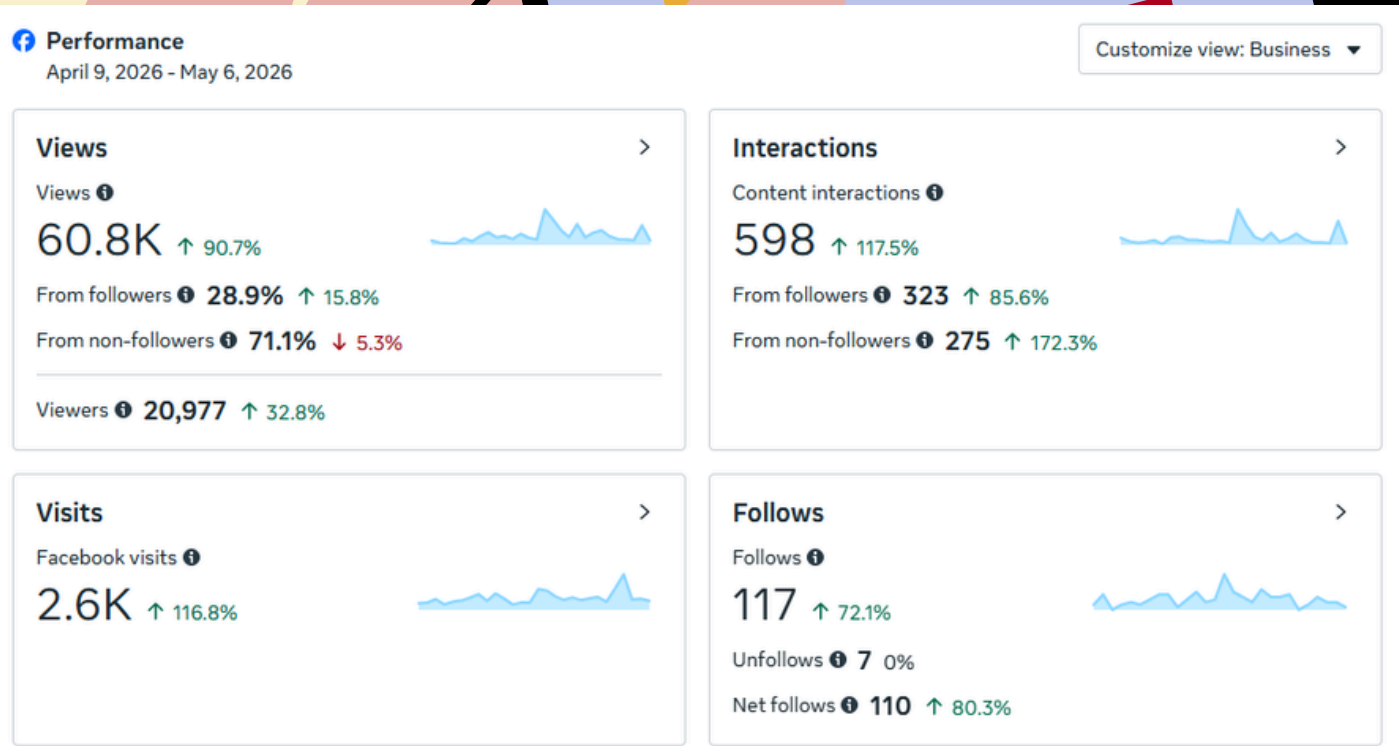
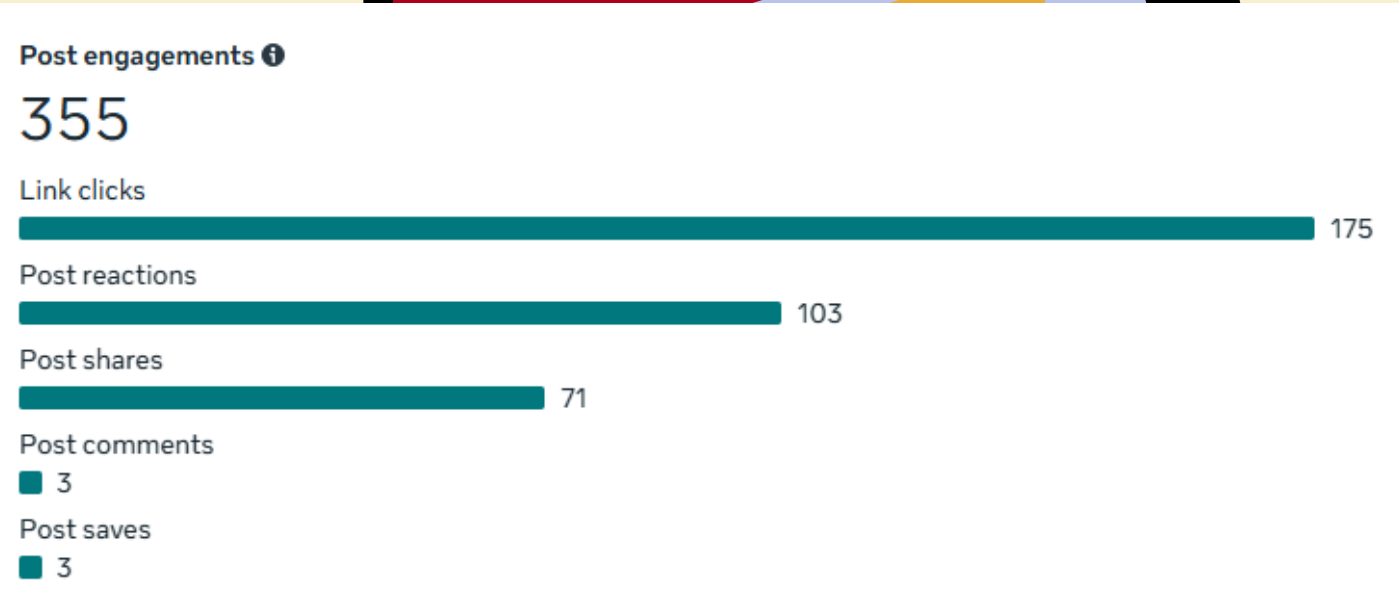






Social Media

The event was boosted on Facebook. We received some great comments, likes, shares, and engagements on our social media posts. Our performance is doing great with over 2.6K visits to our social media pages in the last month.







“The Exchange” Grandson Sculpture Repair & Reinstallation

May 12, 2026

Michael Boehnke
Director of Operations



EXHIBIT B

Damaged Tules



Reinstalled on May 4

DISCUSSION POINTS FOR POWWOW IN TRI-CITIES FOR 2027
5/1/2026

Concept: Native American Powwow in the Tri-Cities in 2027 with assistance from the Port of Kennewick (Port). Location likely to be at the expanded convention center in Kennewick, adjacent to the Port's Vista Field New Urbanism project.

As a result of early discussions, it appears that the board of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) is supportive of the concept. The Port commission has not been briefed on the project, so there is not direction from the Board of Commissioners as a whole. The Commission Vice President has had several briefings on the concept from CTUIR members and seems supportive of the concept. However, the concept would need to be presented to the Port commission before further action and discussions take place.

As has been discussed, one possible path forward could be that the Port plays a supportive role in the Powwow, a role that would be complementary to a planning and implementing group of persons that have background in planning and implementing Powwows. This is because the Port has no experience in planning Powwows which are robust, well attended events with many intricate parts and pieces. While the Commission Vice President and the CEO had the opportunity to attend the recent Powwow in Pendleton, Oregon, they left with the impression that planning such an event is beyond the capabilities of the port and its limited staff. That is why if an event was planned for 2027, the port could play a role, but realistically could not function as the overall planner and implementer.

Perhaps a planning group (consisting primarily of tribal members) could be formed that would be in charge of planning and carrying out the event. Perhaps the Port could be a major participant in funding the event and could help with pre-event planning such as securing (and paying for) the convention center.

The port would also envision that the event and the planning for the event would be inclusive; that other regional tribes would be invited and encouraged to attend. In the meantime, perhaps smaller events could be planned, for example, having tribal elders give presentations to the public at significant locations, such as the gathering place on Clover Island in Kennewick.

Comments to this memo are encouraged.