



**PORT of
KENNEWICK**

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 23, 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 Gonzalez, Secretary

MOTION: *Commissioner Contreras Gonzalez moved to excuse Commissioner Hohenberg's absence from the June 23, 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
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
David Phongsas, Marketing/Capital Projects Coordinator (via telephone)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Ms. Tana Bader Inglima led the Pledge of Allegiance.

PUBLIC COMMENT

Mike Luzzo, Richland. Mr. Luzzo stated a regional children's museum would be beneficial for the area.

No further comments were made.

Commissioner Novakovich requested to move Agenda Item 7A, "Purple Heart Port" in front of Item 6A, Vista Field PFAS.

It is the consensus of the Commission to move Agenda Item 7A, "Purple Heart Port" in front of Item 6A, Vista Field PFAS.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 23, 2026 MINUTES

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated June 12, 2026**
Direct Deposit and E-Payments totaling \$97,181.02
- B. Approval of Warrant Register Dated June 23, 2026**
Expense Fund Voucher Number 108048 through 108085 for a grand total of \$115,173.32
- C. Approval of Regular Commission Meeting Minutes June 9, 2026**
- D. Approval to Surplus Property; Resolution 2026-11**

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

NEW BUSINESS

A. Vista Field PFAS Update

Mr. Arntzen reported that the Port has been granted a No-Further Action Letter from the Department of Ecology at Vista Field (*Exhibit A*).

PRESENTATIONS

A. Purple Heart Port, Kevin Veleke

Commissioner Novakovich introduced Keven Veleke, former Kennewick Man of the Year, who has done a lot of work on the Veteran's Memorials.

Mr. Veleke, a Marine and Vietnam Veteran, has been working on Veteran's Memorials in Kennewick, which include the Vietnam Veteran's Memorial at the base of the Cable Bridge, the Regional Memorial at Columbia Park, and the American Legion and Veteran's Foreign Affairs (VFW) Memorials at the entrance of Columbia Park. Mr. Veleke, a member of the VFW of Kennewick, has been working on the Purple Heart initiative, which is a publicly recognized location, business, neighborhood, or community organization that formally commits to honoring combat-wounded veterans and recipients of the Purple Heart medal. This designation signifies a welcoming environment where veterans' sacrifices are actively recognized. Recently, the City of Kennewick passed a resolution to become a Purple Heart City and will hang signage at the entrance of the City. To become a Purple Heart entity, a Resolution, a Proclamation, and signage is required. If the Port passes the Resolution, it would be the first port in Washington to receive this honor. Additionally, a Purple Heart recipient would receive the Proclamation.

Commissioner Contreras Gonzalez and Commissioner Novakovich thanked Mr. Veleke for his service and what he is doing to honor and recognize the men and women, who have received this honor.

Mr. Veleke thanked the Port for their sponsorship of the flagpole at the Cable Bridge Vietnam Memorial.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 23, 2026 MINUTES

MOTION: *Commissioner Contreras Gonzalez moved to approve Resolution 2026-12, declaring the Port of Kennewick a “Purple Heart Port” to honor and remember people wounded and who have lost their lives in action and in service to our country; and further acknowledge that the Port Chief Executive Officer is authorized to take all actions necessary in furtherance of; Commissioner Novakovich seconded.*

PUBLIC COMMENT

No comments were made.

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

Mr. Arntzen will work with Mr. Veleke on the signage.

B. Director of Real Estate

Ms. Hanchette described her position as the Director of Real Estate (*Exhibit B*).

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Kennewick Waterfront

1. Columbia Gardens Artisan Village Rustic Outdoor Area

Mr. Peterson gave a brief history of projects at Columbia Gardens Artisan Village and outlined the new additions to the development (*Exhibit C*).

Ms. Hanchette has been working with Wheat Head on the Water on the improvements and stated sod should be in place mid-July, to help celebrate “Italian Day.”

Commissioner Contreras Gonzalez suggested additional shade for the food trucks.

B. CEO Report

Mr. Arntzen reported on the following:

- The Port received a letter, dated June 19, 2026, from Chelsea Blair, chairperson of the Mid-Columbia Children’s Museum, thanking the Port for their submission of The Willows site for the RFP; however, they chose another location;
- Staff will have a second training session with the John Maxwell Leadership Program in August, which includes “Working with Complicated People,” “Seeing What We Don’t See,” and “One Port, Shared Purpose, Communicating and Working Through Change;”
- The CTUIR requested a semi-formal memo from the Port outlining our potential role in the Tri-Cities Powwow, to present to their Board of Trustees. Ms. Olson will work on the memo and share at a later date;
- Mr. Arntzen is the Port representative for Visit Tri-Cities Board Meeting and will attend the meeting on Wednesday, June 24, 2026.

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

Commissioners reported on their respective committee meetings.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 23, 2026 MINUTES

D. Non-Scheduled Items

Ms. Olson stated we will be celebrating Kuki Izakaya's ribbon cutting on June 30th, 2026 at 10:30 a.m. at Vista Field. This will mark the day that Kuki is going from 30% capacity seating to 100% capacity.

Mr. Kooiker reported some legislative changes were made to RCW 39.04.152 regarding Public Works projects. The new small works contract amount threshold will be \$535,000, previously \$350,000, effective January 1, 2027. This offers the Port more flexibility in the contract process. Mr. Kooiker will bring back the revised CEO Delegation of Authority at a later date to reflect this change.

Mr. Kooiker received a call from the State Assessors Office regarding the Port Audit schedule and offered us the option to move to a one-, two-, or three-year audit cycle for our accountability and financial audits. Mr. Kooiker chose a two-year audit cycle.

Mr. Peterson stated now that the Port has received the No-Further Action letter from the Department of Ecology, construction at Vista Field can now resume. Mr. Peterson will be presenting the parking lot projects and timelines at the next Commission Meeting.

Mr. Phongsa reported that a pet adoption event is scheduled for Saturday, June 27th, 2026, from 10:00 a.m. to 2:00 p.m. at Columbia Gardens.

Mr. Arntzen stated Shannon Novakovich was very helpful with coordinating the pet adoption agencies.

Mr. Arntzen stated the Port assembled a great team for the Vista Field PFAS issue and thanked State Representative Stephanie Barnard for assisting us with the Department of Ecology.

Commissioner Novakovich thanked Mr. Veleke for all his work, and he is looking forward to the Port's Purple Heart Designation.

PUBLIC COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:06 p.m.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 23, 2026 MINUTES

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Excused

Kenneth Hohenberg, President

DocuSigned by:

Skip Novakovich

0E53A30E1C8E442...

Skip Novakovich, Vice President

Signed by:



9AC05D4CD4C24DD...

Raul Contreras Gonzalez, Secretary

PORT OF KENNEWICK

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING THE PORT CHIEF EXECUTIVE OFFICER TO SELL AND CONVEY SURPLUS PROPERTY

WHEREAS, the Board of Commissioners of the Port of Kennewick met this 23rd day of June, 2026, a quorum of the Commissioners being present; and

WHEREAS, from time to time it is necessary to surplus items no longer needed for Port District purposes; and

WHEREAS, RCW 53.08.090 provides that the Port Commissioners may authorize the Port Chief Executive Officer to sell and convey surplus property; and

WHEREAS, prior to each such disposition of Port property, the Port Chief Executive Officer is directed to present to the Commission an itemized list of the property and to make written certification that the listed property is no longer needed for Port District purposes.

NOW, THEREFORE, BE IT RESOLVED the Port of Kennewick Commissioners authorize the Chief Executive Officer to surplus Port property no longer needed for Port purposes as attached in "Exhibit A".

ADOPTED by the Board of Commissioners of Port of Kennewick this 23rd day of June 2026.

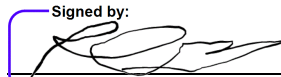
***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By: Excused

Kenneth Hohenberg, *President*

By: 
0E53A30E1C8E442...

Skip Novakovich, *Vice President*

By: 
9AC05D4CD4C24DD...

Raul Contreras Gonzalez, *Secretary*

RESOLUTION 2026-11

“Exhibit A”

REMOVAL OF ASSETS

Asset #	Property Description	Date in Service	Cost	Book Value	Selling Price	Gain on Sale	Disposal Reason
1286	Jet Ski Floating Docks (4)	10/01/19	8,671.32	\$ 4,769.22	\$ 5,000.00	\$ 230.78	Unused and Have a Buyer

CFO/Auditor Certification:

DocuSigned by:
Nick Kooiker
DAC096A4B5BD4FB...

6/23/2026

Nick Kooiker

Date

PORT OF KENNEWICK

Resolution No. 2026-12

A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS

WHEREAS, on August 7, 1782, George Washington established the Badge of Military Merit, which was the first medal authorized for enlisted soldiers in the continental Army to recognize a “singularly meritorious action” by a soldier; and

WHEREAS, on February 22, 1932, US Army Chief of Staff Douglas MacArthur established the Purple Heart Award in the spirit of the Badge of Military Merit in honor of George Washington’s bicentennial birthday and authorized the award for soldiers in the United States Army for soldiers who are wounded or lose their lives in military action and August 7th is annually recognized as Purple Heart Day; and

WHEREAS, in 1942, President Franklin D. Roosevelt expanded the Purple Heart Award to other branches of the United States military by authorizing the Navy Department to award the Purple Heart to personnel wounded or killed in action beginning with the attack on Pearl Harbor on December 7, 1941; and today the Purple Heart is authorized for people serving in all branches of the United States military who are wounded or lose their lives in military actions; and

WHEREAS, following the attack at Pearl Harbor, until the day she passed away, Eleanor Roosevelt carried in her wallet a piece of paper with the following written upon it: “Dear lord, lest I continue in my complacent ways, help me to remember that somewhere someone died for me today. And if there be war, help me to remember to ask, “Am I worth dying for?” and in our own daily walk, we should always remember those serving and their families and honor their service and their sacrifices in our words, hearts, and actions; and

WHEREAS, the Veterans of Foreign Wars James E. Rosselot Post 5785, which represents and advocates for veterans in the community of Kennewick, Washington, requests the Port of Kennewick declare itself a “Purple Heart Port” and the Port of Kennewick would like to honor and remember people wounded and who have lost their lives in action and in service to our country.

NOW, THEREFORE, BE IT HEREBY RESOLVED the Board of Commissioners of the Port of Kennewick hereby declares itself a “Purple Heart Port” and the Port of Kennewick would like to honor and remember people wounded and who have lost their lives in action and in service to our country.

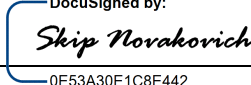
BE IT HEREBY FURTHER RESOLVED the Board of Commissioners of the Port of Kennewick hereby acknowledges that all action by port officers and employees in furtherance hereof is ratified and approved; and further, the Port Chief Executive Officer is authorized to take all action necessary in furtherance hereof.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 23rd day of June 2026.

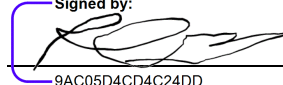
***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By: Excused

Kenneth Hohenberg, *President*

By: 
0E53A30E1C8E442...

Skip Novakovich, *Vice President*

By: 
9AC05D4CD4C24DD...

Raul Contreras Gonzalez, *Secretary*



FOR IMMEDIATE RELEASE – June 16, 2026

Media Contact: Rochelle Olson, Director of Governmental Relations | 509-802-1008

Property Sales and Development Move Forward at Vista Field
Environmental Investigation and Soil Removal Complete

KENNEWICK, Wash. – Development at Vista Field in Kennewick is moving forward now that a recent environmental investigation to remove a small amount of soil has satisfied state regulators. The no further action letter from Washington State Department of Ecology affirms no per- and polyfluoroalkyl substances (PFAS) above allowable limits remain at Vista Field.

Ecology issues a no further action letter when it indicates no additional clean up or other actions are necessary.

Ecology's communication comes after the successful removal of approximately two dump trucks of soil in late February from a small spot on Lot 31 (about 5 feet in diameter) that tested for PFAS slightly above allowable limits last year.

Following excavation, samples taken of the remaining soil showed *no PFAS concerns remained* – and the port's environmental contractor backfilled the hole with clean, controlled-density fill.

"We will always prioritize the health and safety of our community," said Tim Arntzen, port CEO. "With the cleanup complete, we are restarting lot sales and preparing to construct several parking lots that will support community pavilions and businesses at Vista Field."

Additionally, private developers will resume efforts on residential and mixed-use building projects.

Background Information

PFAS are a variety of synthetic chemicals used around the world since the 1950s. PFAS have been found in everyday consumer items like non-stick cookware, water- and stain-resistant products, grease-resistant food packaging, and industrial uses such as firefighting foam and de-icing chemicals.

The port was informed in June 2025 that PFAS soil samples collected by the property owner during construction on Lot 31 contained one sample slightly above allowable limits.

To protect the health and safety of the community, the port paused its planned construction of additional parking lots and utilities and sampled the entire 103-acre Vista Field site to test for PFAS. *All the other samples taken showed no PFAS concerns.*

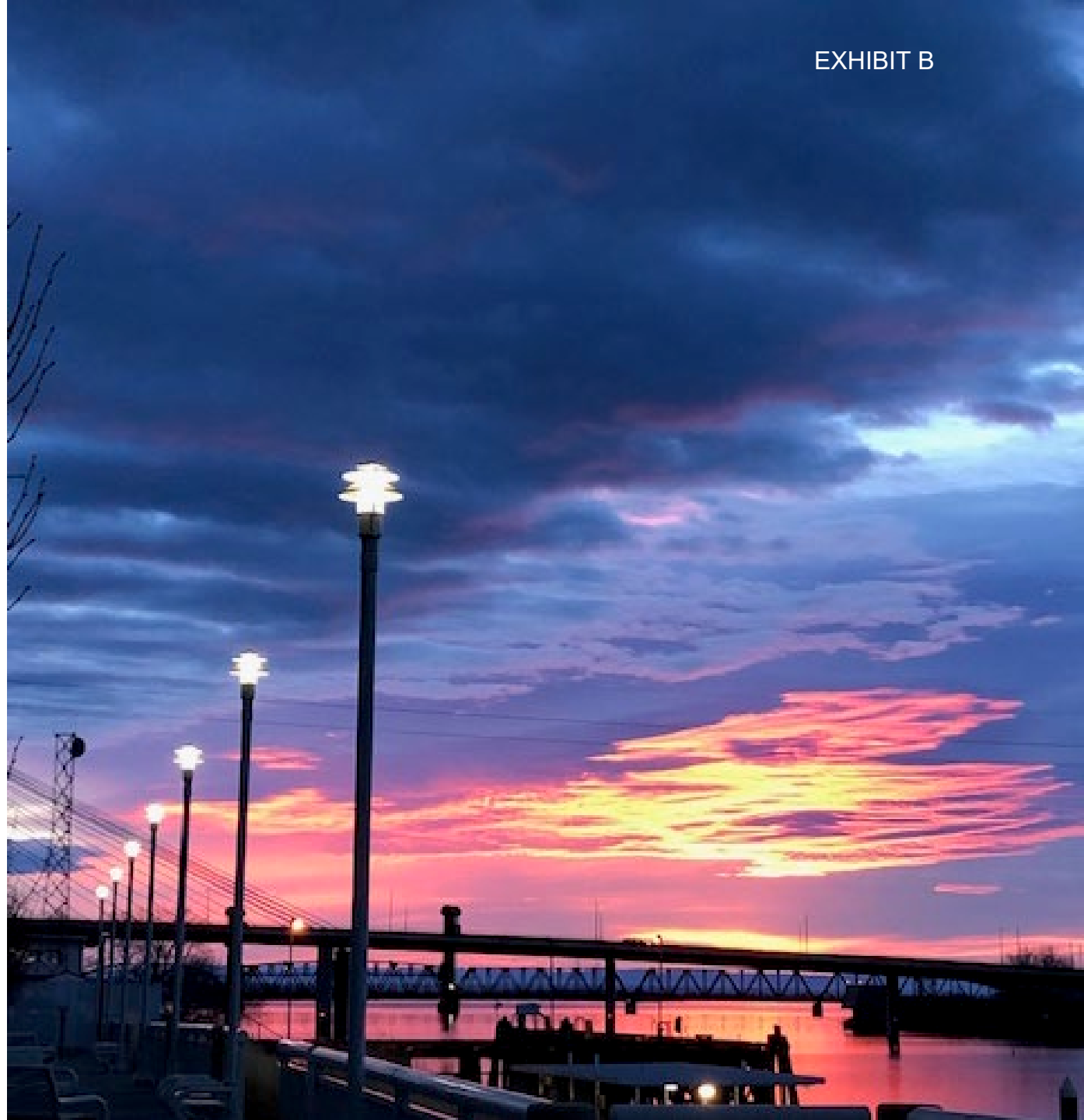
In 2014, the port extensively evaluated Vista Field for all the listed pesticides, insecticides, petroleum products and other chemicals as required by Ecology, which resulted in no issues. However, Ecology recently expanded its list of chemical testing requirements to include PFAS.

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

###

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.

Real Estate Division



The People Business



McCoy's Distributing



Blue Mountain Fire Protection



Property – Sale & Lease



Vista Field



Columbia Gardens



Clover Island



Twin Tracks Industrial Park



Oak Street Industrial Park



The Willows

Clover Island Marina



Projects – Large & Small



Captain

Co-Pilot

Ground Crew

Paperwork.....

- ✓LEASES
- ✓CONTRACTS
- ✓PURCHASE & SALE AGREEMENTS
- ✓EASEMENTS & SURVEYS
- ✓DRAWINGS
- ✓MEMOS
- ✓REPORTS
- ✓...AND SO MUCH MORE....

Thank you!

Amber Hanchette
Director of Real Estate

EXHIBIT B



USES

COLUMBA GARDENS ARTISAN VILLAGE

EXHIBIT C



Open Space

313

Food Truck Plaza

Parking

P

SWAMPY's

Parking

P

421

P

Parking

BEECH ST.

CEDAR ST.

DATE ST.

COLUMBIA DR.

ELM ST.

PROPOSED

OR AREA

COLUMBA GARDENS ARTISAN VILLAGE

EXHIBIT C

2

WALL EXTENSION

- Seating
- Cover
- Landscaping

PLAZA ENHANCEMENTS

- Expansion
- Railing
- Stage
- Security Camera
- 3-Season Shelter
- Container Gateway

FOOD TRUCK
AREA
RELOCATION

REOPEN 421
Pass-Thru
Corridor
• Relocate Storage

SCREENING WALL

- Issacson & KIE
- Shipping Containers
- Storage POK & Businesses

INCREASE VISIBILITY

- Food Trucks
- Wineries

SCHOOL
BUS
SHELTER

SWAMPY'S

TRAFFIC CALMING
• Road Diet

COLUMBIA DR.

BEECH ST.

CEDAR ST.

DATE ST.

ELM ST.

COLUMBA GARDENS ARTISAN VILLAGE

EXHIBIT C

3

Rustic Outdoor Area

"RUSTIC"
Outdoor
Area



Parking

P

SWAMPY'S

313

Food Trucks

Parking

P

421

P

Parking

COLUMBIA DR.

BEECH ST.

CEDAR ST.

DATE ST.

ELM ST.

COLUMBA GARDENS ARTISAN VILLAGE

EXHIBIT C

4

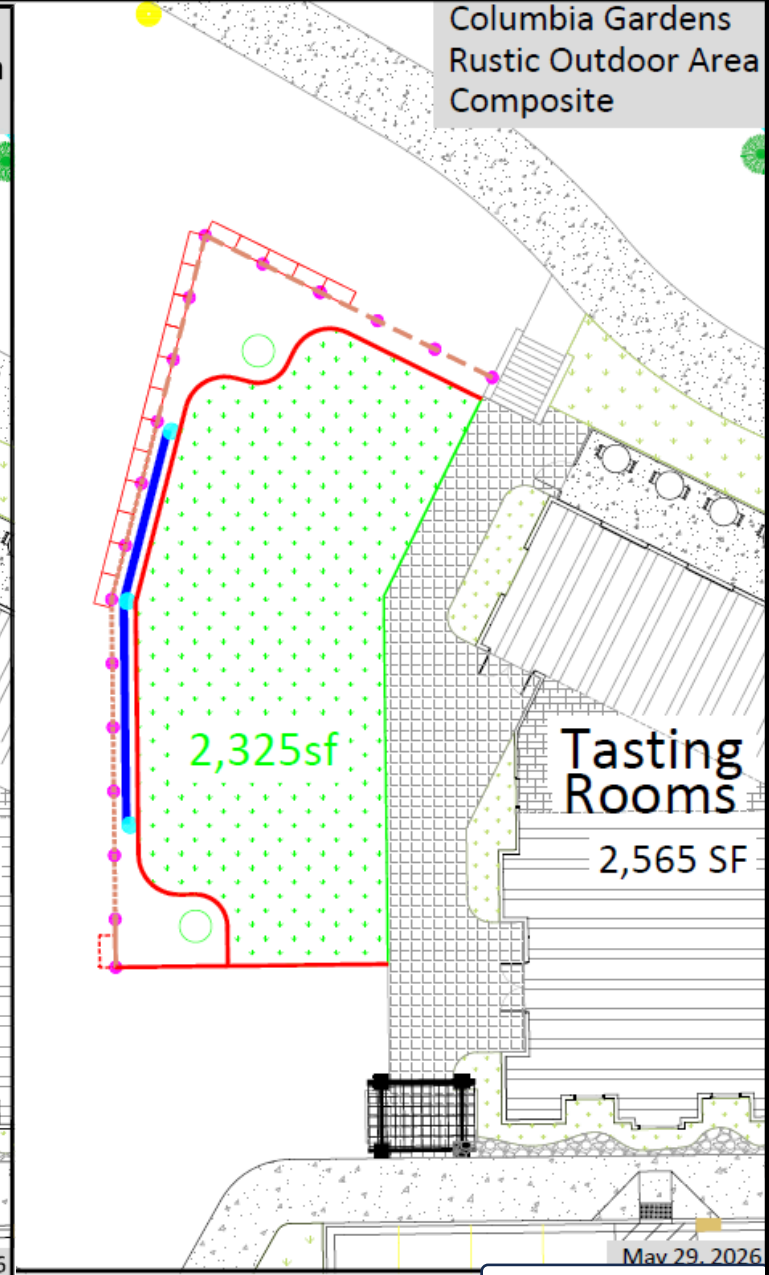
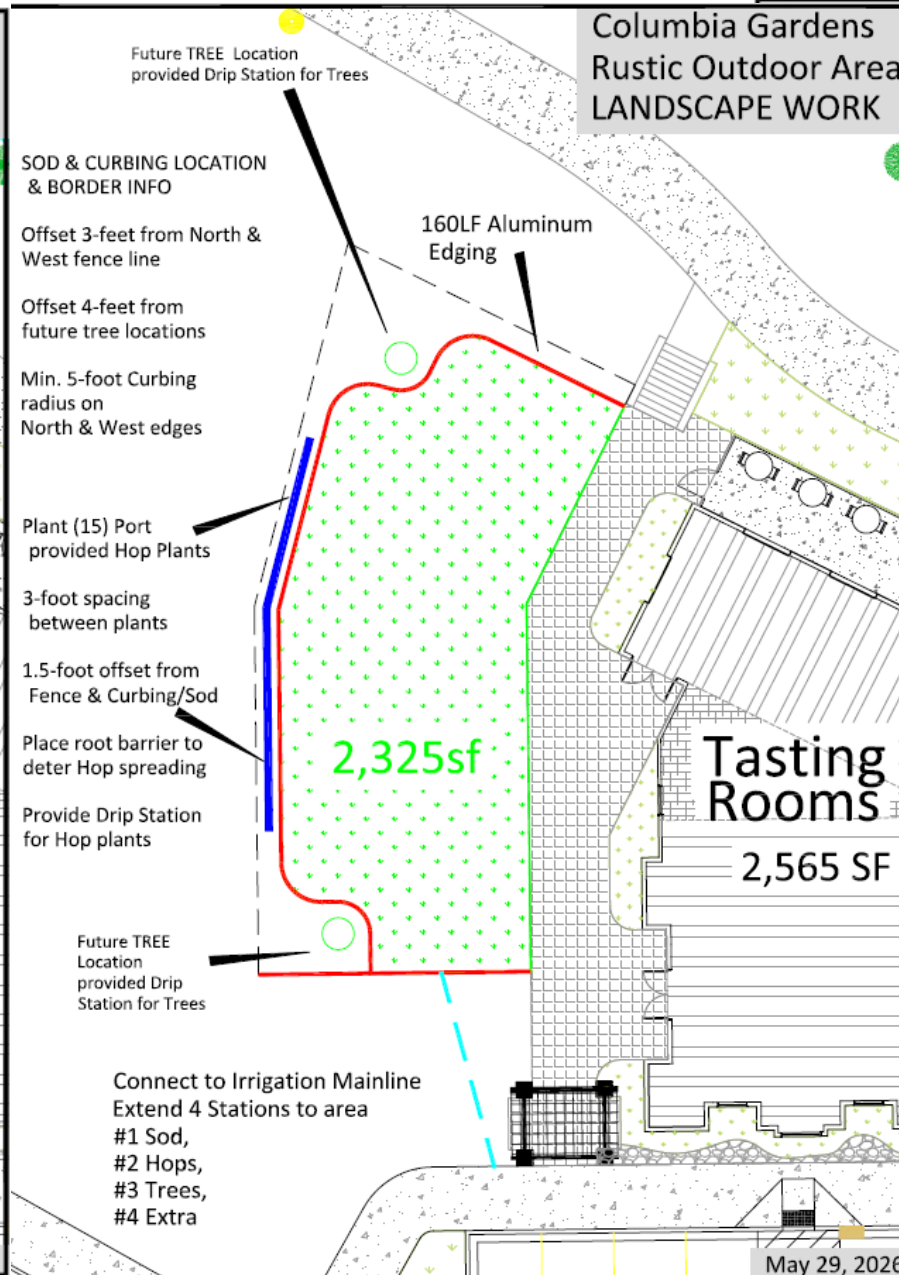
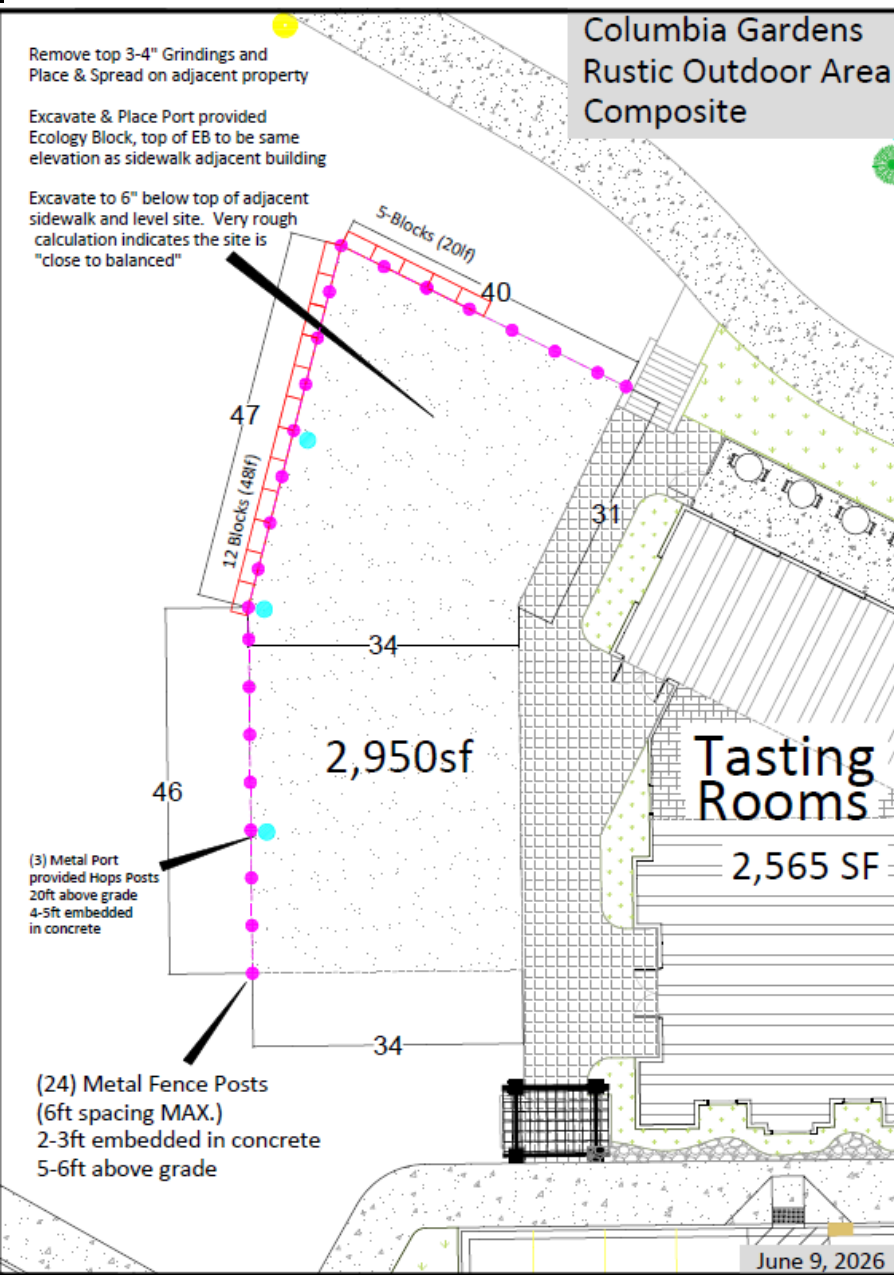


USES

COLUMBA GARDENS ARTISAN VILLAGE

EXHIBIT C

5



USES

COLUMBA GARDENS ARTISAN VILLAGE

EXHIBIT C

6



BEFORE

USES

COLUMBA GARDENS ARTISAN VILLAGE

EXHIBIT C

7



DURING

USES

COLUMBA GARDENS ARTISAN VILLAGE

EXHIBIT C

9



AFTER

PROPOSED

OR AREA

COLUMBA GARDENS ARTISAN VILLAGE

EXHIBIT C

9

WALL EXTENSION

- Seating
- Cover
- Landscaping

PLAZA ENHANCEMENTS

- Expansion
- Railing
- Stage
- Security Camera
- 3-Season Shelter
- Container Gateway

FOOD TRUCK
AREA
RELOCATION

REOPEN 421
Pass-Thru
Corridor
• Relocate Storage

SCREENING WALL

- Issacson & KIE
- Shipping Containers
- Storage POK & Businesses

INCREASE VISIBILITY

- Food Trucks
- Wineries

SCHOOL
BUS
SHELTER

SWAMPY'S

TRAFFIC CALMING
• Road Diet

COLUMBIA DR.

BEECH ST.

CEDAR ST.

DATE ST.

ELM ST.