



**PORT of
KENNEWICK**

PORT OF KENNEWICK REGULAR COMMISSION MEETING

AUGUST 25, 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 August 25, 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 Relations
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator
David Phongsas, Marketing/Capital Projects Coordinator
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated August 17, 2026**
Direct Deposit and E-Payments totaling \$92,527.75
- B. Approval of Warrant Register Dated August 25, 2026**
Expense Fund Voucher Number 108221 through 108249 for a grand total of \$135,555.28
- C. Approval of Regular Commission Meeting Minutes August 11, 2026**
- D. Approval of Fifth Amendment to the Purchase and Sale Agreement with BlueChart, LLC; Resolution 2026-13**

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E. Approval of Amendment to Kim Fetrow Photography Contract; Resolution 2026-15

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.*

PRESENTATION

A. Recognition Plaque and Ambassador Appointment; Resolution 2026-14

Mr. Arntzen outlined the Ambassador Policy, which has been in place since 2011, and most recently updated this year. Mr. Arntzen stated he has had weekly phone meetings with Commissioner Hohenberg since he was elected and believes that will continue. The Ambassador Policy would give us the opportunity to stay in contact with Commissioner Hohenberg. Commissioner Hohenberg has served our community for over 50 years, and Mr. Arntzen is thrilled to keep the relationship going if the Commission chooses to appoint Commissioner Hohenberg as a Port Ambassador.

Commissioner Contreras Gonzalez believes Commissioner Hohenberg would be an excellent representative for the Port.

MOTION: *Commissioner Contreras Gonzalez moved to approve Resolution 2026-14 appointing Ken Hohenberg as a Port of Kennewick ambassador; 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 Comment

No Comments were made.

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

Mr. Arntzen stated Commissioner Hohenberg is a great resource and understood that a safe community helped the Port with what we were trying to accomplish with our projects.

Commissioner Contreras Gonzalez stated Commissioner Hohenberg was always welcoming and is a local hero in our community.

Commissioner Novakovich stated Commissioner Hohenberg has been a good friend and he understood his role as a leader and supported staff.

Commissioner Novakovich presented Mrs. Trish Hohenberg with a plaque and read it into the record:

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“With our Highest Appreciation, We hereby honor Ken Hohenberg, in recognition of your years of service as a Port of Kennewick Commissioner. We thank you for your leadership and dedication to the community. Proudly served, January 2022- August 2026.”

Mrs. Hohenberg thanked the Commission for the plaque and stated Commissioner Hohenberg has always supported the Port.

B. *Botanas Culichi Back to School Event*

Mr. Phongsa introduced Sylvia Aguilera, owner of Botanas Culichi, which is a food truck located at Columbia Gardens. Ms. Aguilera hosted the third annual back-to-school event on August 1, 2026 with the assistance of the Special Advertising Grant with the City of Kennewick.

Ms. Aguilera thanked Mr. Phongsa for the introduction and spoke about the event (*Exhibit A*), which provided 400 backpacks and various school supplies for the children of our community. Ms. Aguilera stated the event gets bigger every year, and she is already planning for 2027.

Commissioner Contreras Gonzalez stated he had had the opportunity to attend the previous year’s event and stated it provided much-needed school supplies to children and that he was sad to have missed it this year.

Commissioner Novakovich thanked Ms. Aguilera for her community outreach.

C. *Draft 2027-2028 Work Plan*

Mr. Peterson presented the Draft 2027-2028 Work Plan (*Exhibit B*).

The Commission and staff discussed the projects outlined in the Draft 2027-2028 Work Plan.

Commissioner Novakovich inquired if there were any public comments.

Ms. Richardson understands the importance of Vista Field to the Port and inquired what portion provides potential revenue for the Port and what is beneficial to the city of Kennewick.

Mr. Peterson stated everything in Vista Field happens within the City of Kennewick. The City collects fees and taxes for everything from permit and construction fees, assessments for traffic impact fees, and much more. The Port only sees the land sale proceeds and the levy fees which is 19 cents per \$1,000, whereas the City sees \$185 per \$1,000.

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Mr. Arntzen thanked the Commission for their review and stated most of the projects within the draft Work Plan include items mentioned by the Commission over last six months and previously committed items.

Commissioner Novakovich and Commissioner Contreras Gonzalez thanked Mr. Peterson and staff on the great Draft 2027-2028 Work Plan.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field

1. Crosswind Boulevard Striping Project

Mr. Peterson stated the Port made a previous commitment to the City of Kennewick and the Kennewick Fire Department in the development agreement for minor changes to Crosswind Boulevard. The Port will be adding striping and signage to Crosswind Boulevard for a new parking lane this fall.

Additionally, the 2025-2026 Budget allocated funds for a joint, 62 space parking lot behind Kuki Izakaya and Blueberry Bridal. Mr. Peterson stated bids are due September 2nd, 2026, and he expects to bring the results back to the Commission on September 8th, 2026.

B. CEO Report

Mr. Arntzen reported on the following:

- Presented a draft of the new Purple Heart signage;
- Had lunch with former Yacht Club Commodore, Jim Hinkley and his wife Betty;
- Reported that Commissioner Contreras Gonzalez was the Port representative for the Benton Franklin Fair Parade;
 - Commissioner Contreras Gonzalez stated his brother drove his lowrider and enjoyed using the hydraulics.
- Mr. Arntzen will be attending the Regional Chamber of Commerce Membership Luncheon for a Congressional Update with Congressman Newhouse;
- On Monday, Commissioner Novakovich, Mr. Arntzen and Ms. Olson met with CTUIR representatives to discuss the 2027 Tri-Cities Powwow.
- Mr. Arntzen will be presenting to the Kiwanis Club on September 1, 2026.

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

Commissioners reported on their respective committee meetings.

D. Non-Scheduled Items

No items were discussed.

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PUBLIC COMMENTS

Theresa Richardson, Richland. Ms. Richardson appreciates the Port honoring Chief Hohenberg and shared a story that spoke to his value and vision for the community. Ms. Richardson, the previous CEO for Habitat for Humanity, stated every time there was a new home dedication, the Chief came and called on the rest of his officers to join him in the dedication. Ms. Richardson always thanked the Chief for his commitment and asked him what motivated him to attend the event with his officers. Chief Hohenberg understood that many of these families had bad experiences with the law and he wanted to make sure they had a good experience going forward. The Chief and officers handed out badges and most often, it was life changing for the kids from their previous environment. Ms. Richardson appreciated Chief Hohenberg and his vision and his impact to Habitat for Humanity.

No further comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:18 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

District 1 Position Vacant

President

DocuSigned by:

Skip Novakovich

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Skip Novakovich, Vice President

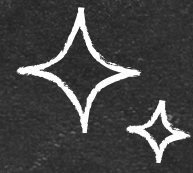
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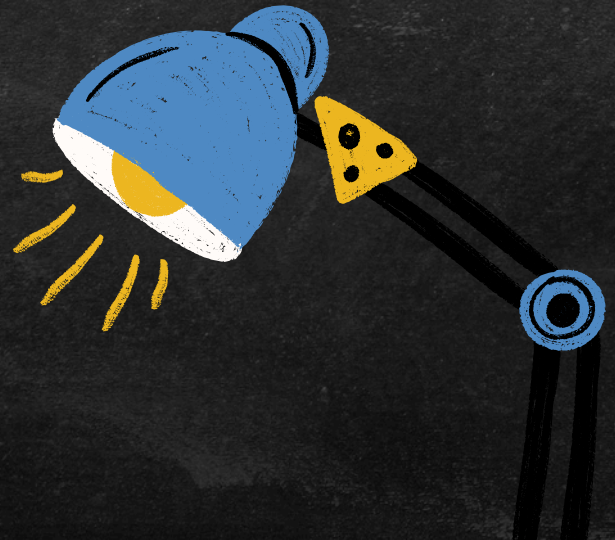
Raul Contreras Gonzalez, Secretary



BOTANAS CULICHI BACK TO SCHOOL EVENT 2026



$$E=MC^2$$



PATROCINADORES OFICIALES • OFFICIAL SPONSORS

Botanas Culichi

REGRESO A CLASES | BACK TO SCHOOL!

¡UN DÍA PARA LA COMUNIDAD! **A DAY FOR THE COMMUNITY!**

SÁBADO 8.1.2026 SATURDAY

12PM – 3PM

325 E COLUMBIA DR KENNEWICK, WA

¡Te esperamos! WE CAN'T WAIT TO SEE YOU!

- MOCHILAS GRATIS FREE BACKPACKS**
- ÚTILES ESCOLARES SCHOOL SUPPLIES**
- PREMIOS Y RIFAS PRIZES & RAFFLES**
- MÚSICA MUSIC**
- NIÑOS ARTISTAS KIDS ACTIVITIES**
- ¡Y MUCHO MÁS! AND MUCH MORE!**

NEGOCIOS INVITADOS, ¡APOYA LOCAL! **GUEST BUSINESSES, SUPPORT LOCAL!**

The Local Bite, LA BAHIA MEXICAN FOOD, NANA'S KITCHEN IT'S THE ONE'S KITCHEN, RIDA MEXICAN GRILL, Angel's Cafe, CHURCH PAGE & GALAN LLC, DRIP HAIR BEAUTY BAR, salt. HYDRATION & WELLNESS, ACCIDENT CARE, TRI-CITY TIRE LLC, MAD MATTER, KORE AUTOGLASS & TINTING.

¡UNÁMONOS PARA PREPARAR UN GRAN AÑO ESCOLAR!

$$E=mc^2$$

BACK TO SCHOOL 8.1.26



3rd Annual Event

Back to School Event Saturday, August 1, 2026, at 12pm-3pm at Columbia Gardens Wine & Artisan Village. The event was hosted by Botanas Culichi of Kennewick, WA. The event promoted Back to School for the community with local community organizations. The event was free, open to all ages, and open to the public.

LOCAL DONATIONS



Steven Cox



Alba Arevalo



ProCare



Miss Debbie



Accident Care
Chiropractic



COMMUNITY PARTNERSHIPS



Cuba Libre



Angel's Cafe



La Bahia



Nana's Kitchen



SHOWCASING TALENTED YOUNG HISPANIC SINGERS



Cultural Representation from talented young Hispanic singers. Ballet Folklórico was also at the event to give a remarkable dance performance.



Lino Juan Rios



Alison Godinez



Quique Cervantes



SILVIA AGUILERA



Botanas Culichi Owner

Activities included: Free food samples from Botanas Culichi, Raffles (food truck vouchers), and a Pinata. Free backpack giveaways, coloring activities, 3 different kid singers & Ballet Folklorio dance performances. Vendors included: Church & Page Law Firm, Accident care Chiropractor Clinic, La Bahia Mexican Food, Domestic Violence Services of Benton & Franklin Counties, Tri-Cities Hispanic Chamber of Commerce, Penelope's Event Center, Balloons by Kathy, DJ Ralphy Ray, Nana's Kitchen, The Local Bite, Angels Cafe, King Autoglass & Tint, Tricity Tire LLC, Salt Hydration & wellness.

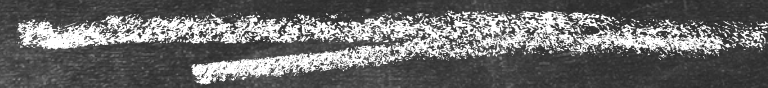
EVENT HIGHLIGHTS

1. Over 300 attendees
2. Great community partnerships
3. Partnered with other food trucks
4. 400 backpacks given away
5. 300 School Supplies given away
6. Prizes & Raffles
7. Food Samples
8. Spanish Radio Advertising
9. Marketing of Columbia Gardens Artisan Village
10. Utilized Special Advertising Assistance Grant with the City of Kennewick





THANK YOU



Another great event, looking forward to a bigger event next year!

NEXT EVENT: AUGUST 2027



PORT of KENNEWICK

2027-2028 WORK PLAN

Approved by Resolution 2026-XX
DRAFT August 21, 2026

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Vista Field Redevelopment	Page 5
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OTHER PROJECTS/PROPERTIES	
Vista Field Industrial, Oak Street, Finley & Plymouth Island	Page 9
ADDITIONAL WORK PLAN PROJECTS	Page 10

PROSPECTIVE VISION

EXHIBIT B

- **Port of Kennewick is an economic development entity focused on redevelopment.**
- **The redevelopment role avoids duplicating private sector efforts while invigorating areas of the district lagging in private sector investment and forging an 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 broader Tri-City area.**
- **Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in 2017 and 2019.**
- **Continue with Kennewick Historic Waterfront District projects: Columbia Drive — Columbia Gardens 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.**
- **Continue to pursue grant and other funding opportunities.**
- **Remain focused on containing operational expenses.**
- **Remain solidly focused on the Port's core business and established priorities, including successfully running daily Port operations; not swayed by the oscillating influence of external entities.**

CAPTIAL EXPENDITURE SUMMARY

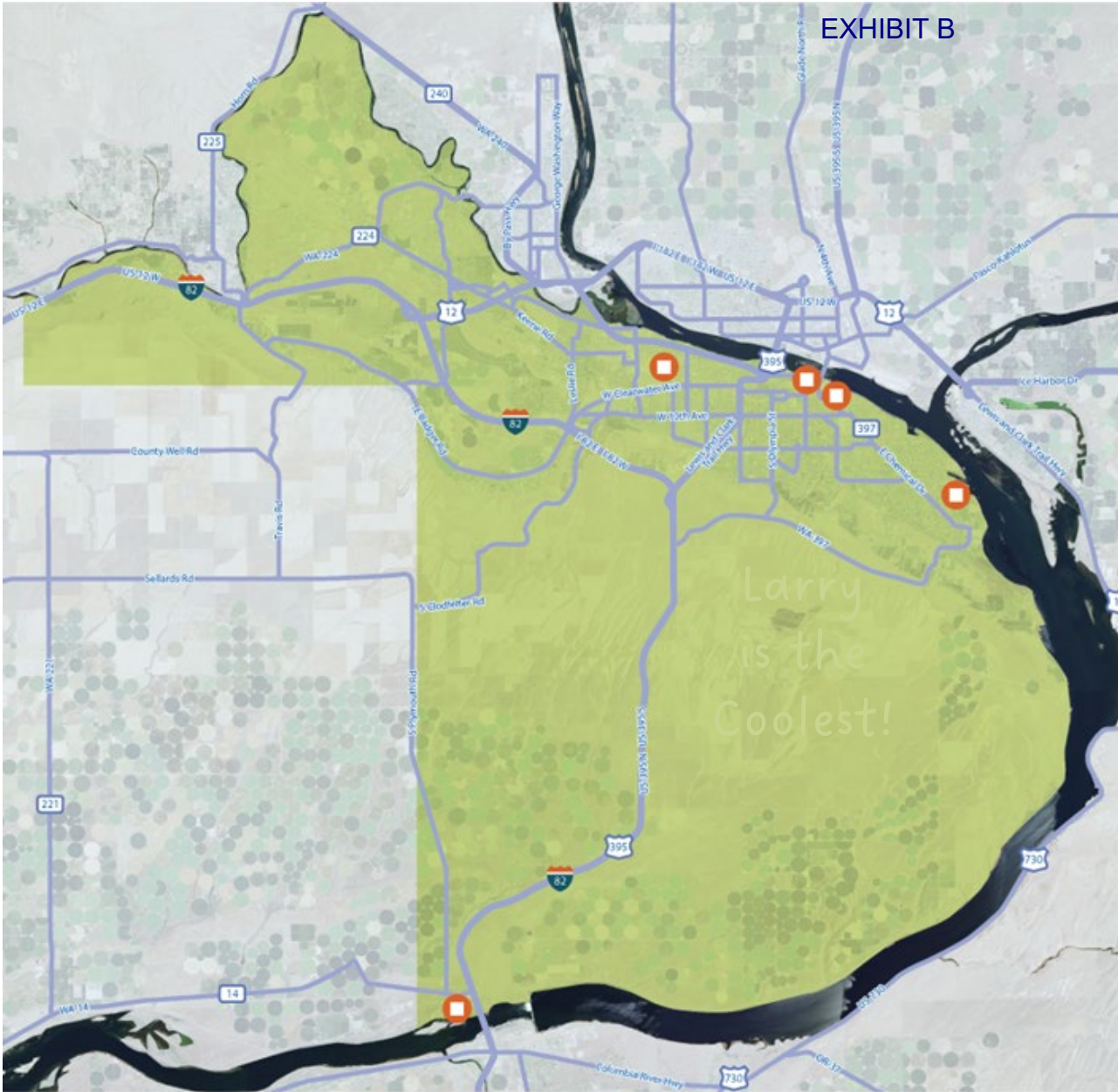
Dated: August 11, 2026

2027/2028 DRAFT CAPITAL BUDGET

Vista Field	Infrastructure West Construction & Amenities (BlueChart Block #1)	\$ 2,500,000
Vista Field	Joint-Use Parking Lot Construction (Pavilions)	\$ 1,650,000
Vista Field	Joint-Use Parking Lot Construction (Constellation Way)	\$ 2,000,000
Vista Field	Joint-Use Parking Lot Construction (Entertainment District Lot E)	\$ 1,000,000
Vista Field	Infrastructure West Construction (Vista Field Blvd. & Roosevelt St.)	\$ 2,000,000
Vista Field	Team (Town Architect, Project Design)	\$ 300,000
Clover Island	Marina Restoration Repairs	\$ 350,000
Benton County Partnership	Mutually Beneficial Project (TBD)	\$ 150,000
Districtwide	Opportunity Fund	\$ 100,000
Districtwide	Asset Replacement	\$ 400,000
TOTAL		\$ 10,450,000

Existing Commitment; 2025/2026 Budget
RCCF & HAEIF Grants; 2025/2026 Budget
Existing Commitment; 2025/2026 Budget
Existing Commitment
RCCF Candidate

EXHIBIT B



- 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 Visit Tri-Cities)
- Entitlement secured via 2026 City of Kennewick Development Agreement

CHALLENGES

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

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

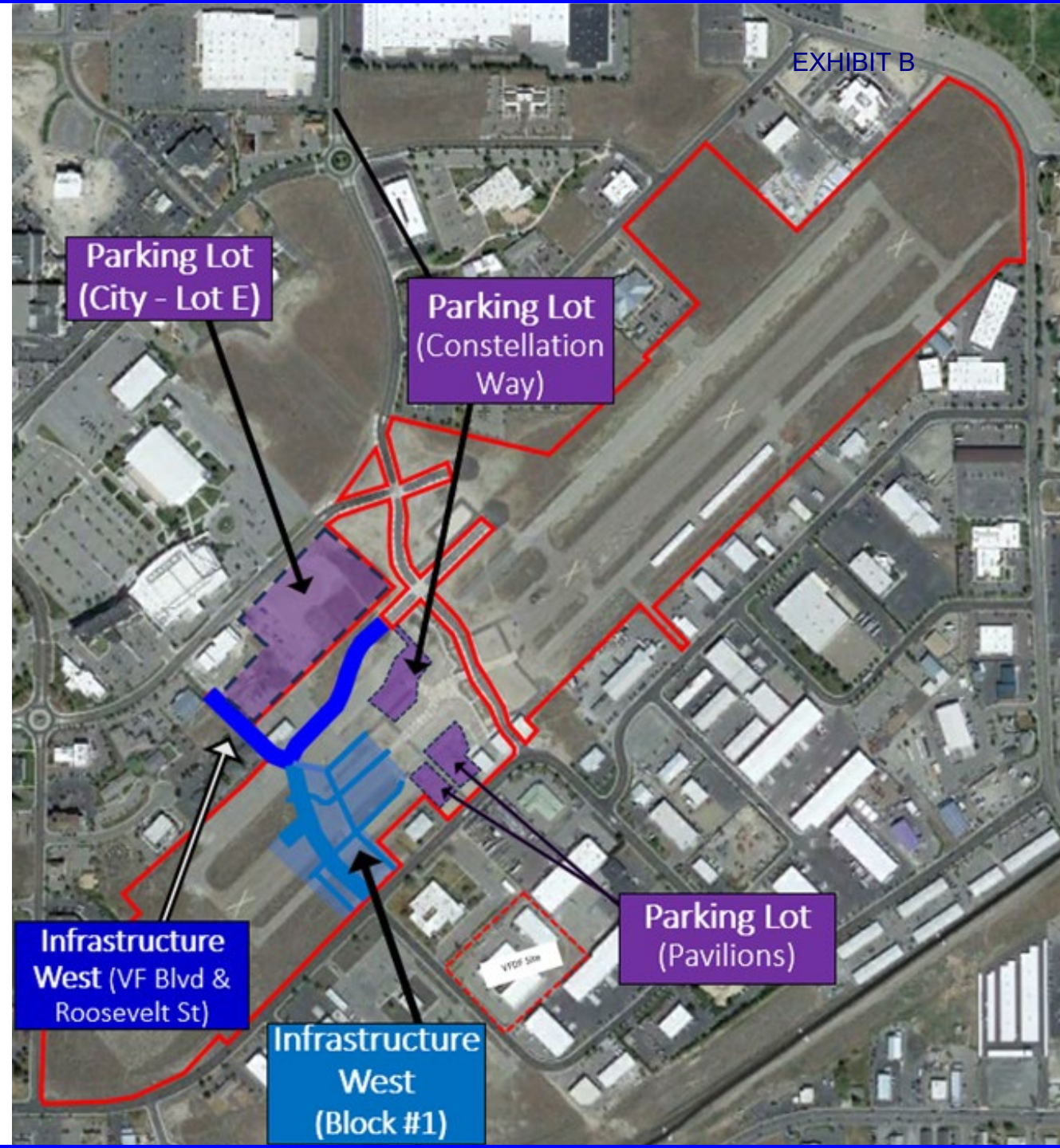
- ☐ Infrastructure West Construction (BlueChart Block #1) [\\$2,500,000](#) (25/26 carryover)
- ☐ Joint-Use Parking Lot Construction (Pavilions) [\\$1,650,000](#) (RCCF) (25/26 carryover)
- ☐ Joint-Use Parking Lot Construction (Constellation Way) [\\$2,000,000](#) (25/26 carryover)
- ☐ Joint-Use Parking Lot Construction (City Lot E) [\\$1,000,000](#)
- ☐ Infrastructure West Construction (VF Blvd./Roosevelt St.) [\\$2,000,000](#) (RCCF eligible)
- ☐ Vista Field Team (supporting marketing efforts) - [\\$300,000](#)

- [Provide Support & Oversight to Previously Approved Land Sales](#)
- Market properties through RFP process & review proposals through the Collaborative Design Process

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.

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



KENNEWICK HISTORIC WATERFRONT DISTRICT (Clover Island & Columbia Drive)

- Clover Island 16 Acres; Columbia Drive 15.26 acres
- Zoning/Utilities: Clover Island CM (Commercial Marina); Columbia Drive UMU (Urban Mixed Use)

STRENGTHS

- Unique waterfront properties with tourism opportunities - lighthouse, marina, public plazas, shoreline trails, public art amenities, tasting rooms, food truck cluster and other businesses with commercial and recreational opportunities

CHALLENGES

- ***** Balancing focus on both Kennewick Historic Waterfront and Vista Field redevelopment priority projects
- Surrounded by blighted neighborhoods consisting of residential, low-income, commercial-general and light industrial business-use properties
- Inconsistent design development standards within the surrounding area

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

CLOVER ISLAND

- ☐ Marina maintenance & repairs [\\$350,000](#) Ⓢ
- Respond to private sector development inquiries on Clover Island's N.W. corner and Cedars West parcels (land lease) Ⓢ
- Hold parcel adjacent to The Gathering Place to accommodate/support development of north shoreline parcels.

COLUMBIA DRIVE

- Respond to private sector development inquiries on Columbia Gardens, The Willows and Cable Greens parcels (sale or lease) Ⓢ

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





FINLEY
(Twin Tracks & Hedges Lagoon)



PLYMOUTH ISLAND



DISTRICTWIDE WORK PLAN PROJECTS

EXHIBIT B

SUGGESTED WORK PLAN

- ☐ Remain focused on the day-to-day efforts to operate a successful Port District
- ☐ Complete projects authorized in 2025-2026 Budget
- ☐ Pursue grant funding as appropriate ®
- ☐ Port asset replacement program (building upkeep & annual maintenance) - \$400,000 ®
- ☐ Pursue mutually beneficial project in partnership with Benton County - \$150,000
- ☐ Opportunity Fund for yet to be identified small projects (either Port or outside agency) - \$100,000 *[CTUIR Powwow aligns with this fund] [potential ® dependent upon project(s) selected]*
- ☐ Pursue water rights transfer from Oak Street holdings to Benton County (Fairgrounds) and Port properties (Vista Field)
- ☐ Continue strengthening governmental relationships with CTUIR
- ☐ Continue strengthening governmental relationships with jurisdictional partners: City of Kennewick, City of Richland, City of West Richland, City of Benton City and Benton County

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- Market available VFDF and Oak Street building space and respond to private sector development inquiries on Oak Street parcels not identified for retention in Comprehensive Scheme ®
- Hold Hedges Lagoon as stewards in recognition of the Port's MOU w/CTUIR and Pursue CTUIR inquiry regarding transfer of Plymouth Island to CTUIR

Existing/Pending Contractual Obligation
Support Previously Expressed
® *Revenue Generation Potential*

Existing/Pending Contractual Obligation
Support Previously Expressed
® *Revenue Generation Potential*

CAPTIAL EXPENDITURE SUMMARY

Dated: August 11, 2026

2027/2028 DRAFT CAPITAL BUDGET

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Vista Field	Infrastructure West Construction (Vista Field Blvd. & Roosevelt St.)	\$ 2,000,000	Pursue GRANT
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Existing and/or Prior COMMITMENTS

Existing Commitment; 2025/2026
Budget RCCF & HAEIF Grants; 2025/2026
Budget Existing Commitment; 2025/2026
Budget Existing Commitment
RCCF Candidate

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Pursue RCCF