



**PORT of
KENNEWICK**

PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 22, 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: *District 1 Position Vacant*, President
Skip Novakovich, Vice President
Raul Contreras Gonzalez, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Nick Kooiker, CFO/Deputy Chief Executive Officer
Larry Peterson, Director of Planning & Development
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 Phongsa, Marketing/Capital Projects Coordinator (via telephone)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Michael Novakovich led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. *Approval of Direct Deposit and E-Payments Dated September 16, 2026***
Direct Deposit and E-Payments totaling \$92,124.12
- B. *Approval of Warrant Register Dated September 22, 2026***
Expense Fund Voucher Number 108283 through 108308 for a grand total of \$93,995.41
- C. *Approval of Regular Commission Meeting Minutes September 8, 2026***

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.*

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PRESENTATIONS

A. *Quilt of Valor, Kevin Veleke & Kennewick VFW Honor Guard Members*

Mr. Arntzen introduced Kevin Veleke, and Jim Wick, members of the Veterans of Foreign Wars (VFW) Honor Guard.

Joan Gribskov introduced herself and is a member of Sandy's Fabric Washington Chapter of the Quilt of Valor group.

Mr. Veleke stated it is the initiative of our Post to identify worthy Veteran's to nominate for Quilts of Valor. As Post Members, Mr. Wick and Mr. Veleke recognize the importance and honor that comes with it. It is a great pleasure to have Ms. Gribskov join us in awarding the Quilt of Valor to Commissioner Novakovich. Mr. Veleke reviewed Commissioner Novakovich's background and military career, and stated "It's an honor to be Skip's friend, yet more so being able to be part of this Quilt of Valor presentation to a most deserving veteran and volunteer."

Ms. Gribskov stated the Quilt of Valor has been active since 2003, and since then, the nationwide organization has provided Veteran's with 457,107 Quilts of Valor. Ms. Gribskov thanked Ms. Yonker for her work on the Quilt of Valor and presented Commissioner Novakovich with a certificate of thanks:

"Quilts of Valor Foundation wishes to recognize you for your service to our Nation. We consider it our privilege to do so. Though we may never know the extent of your sacrifice to protect and defend the United States of America, we award you this Quilt of Valor as an expression of gratitude from a grateful Nation."

Commissioner Novakovich stated this is a very humbling experience, and the Quilt of Valor brings recognition of what veterans are and what they do for this county. Commissioner Novakovich is very honored by this, and it is a gift he will remember all his life.

B. *Leadership Development Update*

Mr. Arntzen reported that the Port team recently attended a second John Maxwell team building and leadership seminar with local representatives, Josie Villa and Jan McDonald, to continue learning how to communicate better as a team.

Ms. Villa and Ms. McDonald outlined the John Maxwell training workshop and the second communication training Port staff received.

Mr. Arntzen offered his comments regarding the training.

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ACTION ITEM

A. Bid Award: Vista Field Woonerf North & South Parking Lot Project

Mr. Peterson stated the Vista Field Woonerf North and South Parking Lot and Utility project went out for bid on August 2, 2026. Mr. Peterson presented Resolution 2026-17, for Commission approval for construction of a 62-space parking lot directly behind Kuki Izakaya and Blueberry Bridal. The Port advertised the project for bid and received four bids before the deadline. The bid submitted by Big D's Construction of Tri Cities was deemed to be the lowest responsible bidder.

Commissioner Contreras Gonzalez thanked Mr. Peterson for all his work on this project.

MOTION: Commissioner Contreras Gonzalez moved to approve Resolution 2026-17 authorizing the Port's Chief Executive Officer to execute the contract with Big D's Construction of Tri Cities, Inc. for construction of the Vista Field Woonerf North and South Parking and Utility Improvement project for the sum of \$776,000*, plus applicable tax. Further, the Port Chief Executive Officer is authorized to amend the 2025-2026 capital budget to reflect the actual bid cost of the project; Commissioner Novakovich seconded.

Commissioner Novakovich noted a correction that the amount of the contract is \$676,000.00*.

Discussion:

Commissioner Novakovich inquired why there is a difference of \$100,000.00 between Big D's and the next bid.

Mr. Peterson and the engineer reviewed the bid and stated the biggest difference is in the mobilization and curbing costs and confirmed with Big D's on the bid amount.

Commissioner Novakovich inquired what the engineers estimated budget amount was.

Mr. Peterson stated the advertised amount was \$750,000.00 before sales tax, so the bid was under budget.

PUBLIC COMMENT

No comments were made.

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

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Commissioner Appointment Update

Commissioner Novakovich stated the first invitation for nominees closed at 4:30 p.m. on Friday, September 18, 2026. Additionally, starting September 23, 2026, the Port will also post the official notice of the District 1 vacancy for a minimum of 15 days as required by law

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for a second call for nominations. During that time, we will accept additional applications until the final deadline of October 8th, 2026 at 4:30 p.m.

1. The first round of Nominees are:
 - Matt Boehnke, Barry Bush, Van Cummings, Nicholas Haberling, James Hempstead, Marie Mosley, Robert (Rob) Welch
2. September 23, 2026: Official Notice of Vacancy, Nominations, and Call for Additional Applicants to be issued and posted on the Port's website, Port office door and the Union Street Branch of the Mid-Columbia Library.
3. October 8, 2026: Final Deadline for Application process, closing at 4:30 p.m.
4. October 13, 2026: All applicants named at Commission Meeting
5. October 27, 2026: Commission action to select finalists during Port Commission Regular Meeting;
6. November 4, 2026: Interviews of finalists will be held at a SPECIAL public meeting;
7. November 10, 2026: Appointment of Commissioner, District 1

Commissioner Novakovich stated the Commission will be conducting all the discussions regarding the applicants during open session to remain transparent.

Mr. Arntzen thanked everyone for their assistance with this process and the continued transparency with the application procedure and process.

B. Kennewick Waterfront

1. Passenger Boat Update

Mr. Arntzen provided an update on the passenger boat that would be used for economic development tours. The ports of Benton and Pasco have signed a letter of support to submit to TRIDEC for possible funding. Additionally, Kennewick Fire Department (KFD) is interested in utilizing it as a rescue boat, as they do not have one. A few modifications could be made, where it would not impact the efficacy as a passenger boat. Mr. Arntzen will work on a draft letter of support for the City of Kennewick that includes items for the KFD.

Commissioner Contreras Gonzalez thanked Mr. Arntzen for his effort on this project and his continuation of building community partnerships.

Commissioner Novakovich stated the Port has discussed this for a long time, and it is nice to see the momentum and renewed partnership with the ports of Pasco and Benton. Mr. Arntzen and Adam Lincoln, executive director for the Port of Pasco, discussed reviving Tri-Ports and inviting the Port of Walla Walla. Mr. Arntzen stated a meeting has been scheduled, and the Port of Walla Walla will be joining us.

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2. *Columbia Gardens Artisan Village Update*

Mr. Boehnke reported on the Columbia Gardens Artisan Village green space, which is located next to Wheat Head on the Water and Brandi Dayton Art. Over the summer, the Port added a fence, picnic tables, and grass and recently planted several trees. (*Exhibit A*)

Commissioner Contreras Gonzalez stated Columbia Gardens and Clover Island always look so nice and clean. Commissioner Contreras Gonzalez attended Washington State Commission on Asian Pacific American Affairs (CAPAA) event on Friday, and they were all very complimentary about the island and Columbia Gardens.

C. *CEO Report*

Mr. Arntzen reported on the following:

- Commissioner Novakovich and Mr. Arntzen will be participating at the Washington Public Ports Association Environmental Conference this week, along with our PFAS team to discuss PFAS at Vista Field;
- Next week staff will meet with Blue Chart team for a one-day workshop to finalize plans for residential homes at Vista Field;
- Mr. Arntzen offered comments on how the Commission is handling the vacancy process and he appreciates their understanding of their roles, and the emphasis on open session discussions and transparency;
- The Port has received 7 amazing applications from community-driven people who would like to be a part of the Port of Kennewick, and he is impressed by their commitment to service.

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

Commissioners reported on their respective committee meetings.

E. *Non-Scheduled Items*

Ms. Olson reported that H.O.P.E.S Horses visited the island yesterday. H.O.P.E.S is a local organization that uses miniature horses to offer people emotional support. There is a private event on the island, and they brought the horses down to acclimate them to the area.

Mr. Phongsa reported that the SOCO Creative Arts Festival at Columbia Gardens will be held Saturday, September 26th from 10:00 a.m. to 4:00 p.m. Brandi Dayton Art is hosting the event and many of her students will be showing their artwork. Following the event is Sip and Sing, from 4:00 p.m. to 6:00 p.m., which will offer a night filled with music, joy and unforgettable moments with the Mid-Columbia Opera.

No further comments.

PUBLIC COMMENT

No comments were made.

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ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:12p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

District 1 Position, Vacant

President

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Skip Novakovich

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Skip Novakovich, Vice President

Signed by:



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Raul Contreras Gonzalez, Secretary

* *Clerk's note: the correct amount of the bid is \$676,444.00*

PORT OF KENNEWICK

RESOLUTION No. 2026-17

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT
OF KENNEWICK ACCEPTING AND AWARDING A PROJECT
CONSTRUCTION CONTRACT FOR THE VISTA FIELD - WOONERF
NORTH & SOUTH PARKING & UTILITY IMPROVEMENT PROJECT***

WHEREAS, a request for bids for the construction of utility, paving, electrical and landscape improvements at the Vista Field Redevelopment site was properly advertised with the approved plans and specifications being made available to prospective bidders; and

WHEREAS, construction plans and specifications were presented to the bidder in a base bid and alternate bid format; and

WHEREAS, construction bids have been received, and staff and the project engineers have certified that the bids received are in compliance with the plans and specifications; and

WHEREAS, the staff and the project engineer have certified that the bidder Big D's Construction of Tri Cities, Inc provided a bid in the amount of \$676,444.00, plus applicable tax, for the construction of utility, paving, electrical and landscape improvements and that such bid is in compliance with the plans and specifications; and

NOW THEREFORE, BE IT RESOLVED that the Port of Kennewick Commission does hereby accept the base bid of Big D's Construction of Tri Cities, Inc for the construction of utility, paving, electrical and landscape improvements at the Vista Field Redevelopment site in the amount of \$676,444.00, plus applicable tax and hereby awards the construction contract to said bidder.

BE IT HEREBY FURTHER RESOLVED that the Chief Executive Officer (CEO) is authorized to enter into a contract between the Port of Kennewick and Big D's Construction of Tri Cities, Inc for \$676,444.00 plus applicable tax for the construction of utility, paving, electrical and landscape improvements, and that the CEO is further authorized to proceed with all necessary procedures required to complete construction of the project.

BE IT HEREBY FURTHER RESOLVED that the Chief Executive Officer is authorized to amend the 2025-2026 capital budget to reflect the actual bid cost of the project.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 22nd day of September 2026.

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

By: *District 1 Position Vacant*
President

By: 
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SKIP NOVAKOVICH
Vice President

By: 
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RAUL CONTRERAS GONZALEZ
Secretary













