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PORT OF KENNEWICK
REGULAR COMMISSION MEETING

OCTOBER 27, 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
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 Boehnke led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

A. ***Approval of Direct Deposit and E-Payments Dated October 16, 2026***
   Direct Deposit and E-Payments totaling $90,885.93
B. ***Approval of Warrant Register Dated October 27, 2026***
   Expense Fund Voucher Number 108370 through 108418 for a grand total of $205,285.13
C. ***Approval of Regular Commission Meeting Minutes October 13, 2026***
D. ***Approval to Cancel the Regular Commission Meeting November 24, 2026***
E. ***Approval to Cancel the Regular Commission Meeting December 22, 2026***
F. ***Approval of Chief Executive Officer 2027/28 Goals: Resolution 2026-19***

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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PORT OF KENNEWICK OCTOBER 27, 2026 MINUTES
REGULAR COMMISSION MEETING

PRESENTATIONS

A. Friends of Badger Mountain

Mr. Arntzen introduced Friends of Badger Mountain Board Members, David Comstock, and David Beach, and Chris Waite, City of Richland Parks and Recreation Director.

Mr. Comstock gave a presentation on the new trails and anticipated trailheads that will connect to the existing trail system *(Exhibit A)* while working in conjunction with the City of Richland.

B. Summary of CEO's Accomplishments

Staff outlined the CEO's 2026 accomplishments *(Exhibit B)*.

Commissioner Novakovich recessed the Regular Meeting at 3:00 p.m. and declared an Open Public Hearing for discussion regarding the 2027-2028 Budget and the 2026 Levy Certification.

PUBLIC HEARINGS

A. 2027-28 Budget Adoption

Mr. Kooiker presented the 2027-28 Budget for Commission approval.

MOTION: ***Commissioner Contreras Gonzalez moved to approve Resolution 2026-20, approving the 2027-28 Budget; Commissioner Novakovich seconded.***

PUBLIC COMMENTS

No comments were made.

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

B. 2027 Regular Property Tax Levy

C. 2027 Increase in Tax Capacity

Mr. Kooiker presented Resolution 2026-21 certifying the Port's Levy Certification, which allows the Port to collect taxes in 2027 and Resolution 2026-22 allows the Port to take the 1% statutory increase.

MOTION: ***Commissioner Contreras Gonzalez moved to approve Resolution 2026-21, certifying the Port of Kennewick's tax levy for 2027 collections and Resolution 2026-22 increasing the Port of Kennewick's tax levy capacity for 2027; Commissioner Novakovich seconded.***

PUBLIC COMMENTS

No comments were made.

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

Commissioner Novakovich closed the Public Hearings at 3:04 p.m. regarding the 2027/28 Budget and 2027 Levy Certification and Increase in Tax Capacity and reconvened the Regular Commission

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Meeting.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Commissioner Appointment Update

Commissioner Novakovich stated the Commission independently reviewed the applications submitted by eligible community members for the District 1 vacancy on the port's Board of Commissioners.

The next step in the process is interviewing applicants, which we will do at a Special Commission Meeting on Wednesday, November 4th, 2026 at 5:00 p.m. in the Board Room at the Tri-Cities Business & Visitor Center in Kennewick.

It's important to note for members of the public that typically in this type of process, Commissioners would adjourn to executive session to privately deliberate on the applicants. However, we've selected to go through every step of the process in a way that is fully visible to the public. We realize our discussions may not always be comfortable for Commissioners or applicants. But please know our sincere intention is to achieve what is in the best interest of the Port. The slate of applicants is impressive. As we select finalists, our goal is to match the attributes of the applicants to what the Port would benefit most from today. With that said, Commissioner Novakovich asked Commissioner Contreras Gonzalez his thoughts regarding whether we want to interview all eight applicants or select finalists to interview.

The Commission agreed to select four applicants to interview.

1. Public Comment

No comments were made.

2. Selection of Applicants for Interviews

Commissioner Contreras Gonzalez selected Marie Mosely; Commissioner Novakovich seconded.
Commissioner Novakovich selected Matt Boehnke; Commissioner Contreras Gonzalez seconded.
Commissioner Contreras Gonzalez selected Don Britain; Commissioner Novakovich seconded.
Commissioner Novakovich selected Robert (Rob) Welch; Commissioner Contreras Gonzalez seconded.

<u>MOTION</u>: Commissioner Contreras Gonzalez moved that the following applicants are the finalists selected to be interviewed for the District 1 Commission seat on November 4, 2026: Matt Boehnke, Don Britain, Marie Mosley, Robert (Rob) Welch; Commissioner Novakovich seconded.

PUBLIC COMMENT

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

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3. ***Review of Upcoming Meetings***

Ms. Lake stated on October 28, 2026, the Clerk of the Board will send an email to the finalists with the list of questions they will be asked during the Special Meeting. From this point forward, we prefer that applicants do not contact Commissioners directly. Should questions arise, applicants may email questions to the Clerk of the Board, and the answers will be disseminated to all applicants.

a. November 4, 2026: Special Public Meeting at 5:00 p.m. at Tri-Cities Business and Visitor Center Board Room at 7130 W Grandridge Blvd., Suite C, Kennewick, WA;
   - In addition to answering questions, each applicant interviewed will be asked to speak for up to three minutes about the value they would bring to the Commission.
   - This Special Public Meeting will also include a public comment period after the interviews and applicants' remarks are concluded.
   - Commissioners may choose to discuss the qualifications of the applicants at the Special Public Meeting.

b. November 10, 2026: Appointment of Commissioner, District 1. The appointed Commissioner will then serve in that capacity until certification of the 2027 election.

B. Kennewick Waterfront

1. ***Columbia Gardens Security Cameras***

Mr. Boehnke reported that a new, permanent security pole with three cameras was recently installed at Columbia Gardens. Additionally, the Port added a new security camera on the 313 East Columbia Gardens Way building. We will relocate the portable security camera to Vista Field due to all the upcoming construction *(Exhibit C).*

C. CEO Report

Mr. Arntzen reported on the following:

- Commissioner Novakovich, Ms. Olson, and Mr. Arntzen attended the HIITEM'WAQ'IISWIT "Dance for Life" Powwow in Lewiston, Idaho;
- Commissioner Novakovich and Mr. Arntzen toured a boat builder while in Lewiston to look at options for a passenger boat;
- Mr. Arntzen had a lunch meeting with Commissioner Contreras Gonzalez and Martin Valadez.
- Mr. Arntzen complimented the Commission and staff on working through the strict guidelines for the application and selection process for the District 1 Commissioner.

The Commission thanked staff for their work on the application process.

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

Commissioners reported on their respective committee meetings.

E. Non-Scheduled Items

No comments were made.

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PUBLIC COMMENT

No comments were made.

Commissioner Contreras Gonzalez mentioned that Columbia Gardens will hold the 3rd annual Trunk or Treat event on October 30, 2026, from 4:00 p.m. to 8:00 p.m. And on November 1st, 2026, the Dia De Los Muertos Harvest Party from Noon to 5:00 p.m. Both events are free to the public.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:31 p.m.

APPROVED:

PORT of KENNEWICK
BOARD of COMMISSIONERS

District 1 Position, Vacant

President

DocuSigned by:
Skip Novakovich
0E53A30E1C8E442...

Skip Novakovich, Vice President

Signed by:
9AC05D4CD4C24DD...

Raul Contreras Gonzalez, Secretary

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PORT OF KENNEWICK

Resolution No. 2026-19

A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS APPROVING CEO'S 2027/28 GOALS AND OBJECTIVES

WHEREAS, the Board of Commissioners of the Port of Kennewick met this 27th day of October, 2026, a quorum of the Commissioners being present; and

WHEREAS, pursuant to the CEO's employment agreement, the Port Commission is required to approve goals and objectives on an annual basis; and

WHEREAS, the CEO Evaluation Committee has met multiples times to prepare a proposed goals list for the 2027/28 budget cycle as identified in Exhibit B.

NOW, THEREFORE, **BE IT RESOLVED** the Port of Kennewick Board of Commissioners hereby approves the 2027/28 CEO's Goals and Objectives, as attached in "Exhibit B".

BE IT FURTHER RESOLVED 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 27th day of October, 2026.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: *District 1 Position Vacant*

Vacant, *President*

By: DocuSigned by: Skip Novakovich 0E53A30E1C8E442...

SKIP NOVAKOVICH, *Vice President*

By: Signed by: 9AC05D4CD4C24DD...

RAUL CONTRERAS GONZALEZ, *Secretary*

Docusign Envelope ID: B69DF7B3-EAA1-8E80-8300-E275E542CE9C

PORT OF KENNEWICK CEO EVALUATION COMMITTEE'S RECOMMENDED GOALS - 2027-2028

1. Host a gathering to formally recognize the 15th anniversary of the February 26, 2013, signing of the historic Port of Kennewick/CTUIR Memorandum of Understanding.

   Measurement: Considered complete once the gathering is held.

2. Sell one additional lot at Vista Field (not including active sales).

   Measurement: Considered complete when the sale is approved by the Commission.

3. Develop a capital investment plan for the Columbia Gardens Artisan Village.

   Measurement: Considered complete when presented to Commission.

4. Review and update the Port's succession plan to include pending retirements in the Real Estate & Planning Divisions.

   Measurement: Considered complete when presented to Commission.

5. Research, review, and present ideas to the Port Commission for future proofing the Port's finances to continue the organization's long record of fiscal responsibility.

   Measurement: Considered complete when presented to Commission.

6. Draft an Emergency Preparedness Plan for the Port.

   Measurement: Considered complete when presented to Commission.

7. Submit plans for BlueChart phase one infrastructure to the Port Commission.

   Measurement: Considered complete when presented to Commission.

8. Submit plans for Vista Field Boulevard to the Port Commission.

   Measurement: Considered complete when presented to Commission.

9. Research, review, and present an idea for a Benton County partnership project to the Port Commission.

   Measurement: Considered complete when presented to Commission.

10. Flexible Goal: Identify and present one additionally beneficial project or ROI partnering opportunity to Commissioners.

    Measurement: This goal will be brought to the Commission for approval prior to commencement.

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PORT OF KENNEWICK

RESOLUTION NO. 2026-20

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK ADOPTING THE 2027 & 2028 BUDGET

WHEREAS, the Board of Commissioners of Port of Kennewick met to hear the preliminary budget at a regular meeting on October 13, 2026, a quorum of the Commission being present; and

WHEREAS, Port of Kennewick has properly given notice of the public hearing held on October 27, 2026, to consider Port of Kennewick's Budget for the 2027 and 2028 calendar years, pursuant to RCW 84.55.120; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Port of Kennewick after a public hearing, and after duly considering all relevant evidence and testimony presented, has adopted the attached budget for Port of Kennewick for the year 2027 & 2028.

ADOPTED by the Board of Commissioners of Port of Kennewick at its Regular Meeting on October 27, 2026.

PORT OF KENNEWICK
BOARD OF COMMISSIONERS

By: *District 1 Position Vacant*

Vacant, President

By: DocuSigned by: Skip Novakovich 0E53A30E1C8E442...

SKIP NOVAKOVICH, Vice President

By: Signed by: 9AC05D4CD4C24DD...

RAUL CONTRERAS GONZALEZ, Secretary

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Port of Kennewick

2027/28 APPROVED BUDGET

Fostering Jobs

Building Infrastructure

Enhancing Quality of Life

Resolution 2026-20
October 27, 2026

Docusign Envelope ID: B69DF7B3-EAA1-8E80-8300-E275E542CE9C

Mission & Goals

The Port of Kennewick's mission is to provide and support sound economic growth opportunities that create jobs and/or improve the quality of life of the port district citizens.

Economic Development and Job Creation Goals:

- Provide the public with high-quality projects and services within a healthy work environment with available resources.
- Evaluate economic development opportunities based on results to be derived district-wide versus project-specific or jurisdiction-specific.
- Encourage transparency, open competition and equal project consideration, fostering a reputation for fairness with the local business community.
- Support intergovernmental cooperation by partnering with entities which demonstrate support.

These above goals will be accomplished through the following projects:

- Vista Field Redevelopment
    - Joint-Use Parking Lots & Infrastructure Committed in 2025/2026
        1. Vista Field Pavilions Azure Drive & Utilities (RCCF/HAEIF Funded)
        2. Constellation Way Lots 23-25
        3. City of Kennewick Entertainment District Lot E
        4. Infrastructure West Construction & Amenities
    - Vista Field Blvd & Roosevelt Street Infrastructure West Construction (RCCF Candidate)

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Financial, Operational, and Budget Philosophy:

- The Port is maintaining its goal of a balanced budget.
- The Port is fiscally sound and is ensuring its available resources do not exceed expenditures.
- The Port's budget allows funding for additional staff to facilitate budgeted capital projects while promoting fiscal responsibility.
- The Port will continue to report Return on Investment as appropriate and share audited financial reports with the public.

2027/28 PRELIMINARY BUDGET*

	2027 & 2028 BUDGET
Total Revenues	*$ 19,748,259*
Total Expenses (less capital and promotional hosting)	*$ 13,914,869*
Profit (Loss)	***$ 5,833,390***
Capital Expenses	$ 10,854,966
Promotional Hosting Expenses	$ 24,190
Beginning Cash on Hand	$ 10,247,156
Bond Principal Payments	$ 900,000
Reserve Fund	$ 2,500,000
Unrestricted Fund Balance	$ 1,801,390
Ending Cash on Hand	***$ 4,301,390***

*The 2027 & 2028 Preliminary Budget PowerPoint Presentation is integral to the Port of Kennewick's preliminary budget document.

*For questions regarding this report, contact the Port's Chief Financial Officer, Nick Kooiker at 509-586-1186

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PORT OF KENNEWICK

RESOLUTION NO. 2026-21

A RESOLUTION OF THE BOARD OF COMMISSIONERS FOR THE PORT OF KENNEWICK CERTIFYING THE PORT'S 2027 LEVY

WHEREAS, the Board of Commissioners of the Port of Kennewick met and considered its budget for the calendar year 2027 and 2028 at a regular meeting on October 27, 2026, a quorum of the Commission being present; and

WHEREAS, a legal notice of public hearing on the Preliminary Budget of Port of Kennewick for the calendar year of 2027 and 2028 was published in accordance with RCW 53.35.020, RCW 53.35.045 and RCW 84.52.020; and

WHEREAS, the Port's actual levy amount from 2026 year was $5,418,395; and

WHEREAS, the population of the Port is more than 10,000; and

WHEREAS, the Board of Commissioners of Port of Kennewick after hearing and after duly considering all relevant evidence and testimony presented, determined that the Port of Kennewick requires a regular levy for the 2027 tax year in the amount of $6,300,000, which includes an increase in property tax revenue from the previous year, amounts resulting from the addition of new construction, improvements to property, any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the district and in its best interest.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick substantiate that an increase in the regular property tax levy is hereby authorized for the levy to be collected in 2027 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be approximately $90,000, which is a one-percent increase from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Port of Kennewick hereby directs the Chief Financial Officer/Auditor to certify a copy of this resolution and forward the same to the Clerk of the Board of the County Commissioners in accordance with RCW 84.52.020.

APPROVED and dated by the Commissioners of the Port of Kennewick at a Regular Meeting on October 27, 2026.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: *District 1 Position Vacant*

President

By: DocuSigned by: Skip Novakovich 0E53A30E1C8E442...

SKIP NOVAKOVICH, Vice President

By: Signed by: 9AC05D4CD4C24DD...

RAUL CONTRERAS GONZALEZ, Secretary

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CERTIFICATION OF TAX LEVY

STATE OF WASHINGTON
County of Benton

In accordance with RCW 84.52.020, I, **Nick Kooiker**, CFO/Auditor for Port of Kennewick, do hereby certify to the Benton County legislative authority that the Commissioners of said district request that the following levy amounts be collected in 2027 as provided in the district's budget, which was adopted following a public hearing held on October 27, 2026. I hereby request the Board of County Commissioners of Benton County, Washington, to make said regular levy of the Kennewick Port District, as set forth below, and that said regular levy is for operation, maintenance, land acquisition, construction, and the levy is to be distributed as follows:

Expense (General) Fund	$6,289,009
Administration Refund Fund	$10,991
Total Regular Levy	***$6,300,000***
Population Certification:	*Above 10,000*

If the above certification is more than the Assessor's levy calculations, the Assessor's Office is directed to reduce the Expense (General) Fund amount to the actual Assessor's levy calculation.

CERTIFIED this 27th day of October, 2026.

CERTIFIED BY:

PORT of KENNEWICK
CFO/AUDITOR

DocuSigned by:
Nick Kooiker
DAC096A4B5BD4FB...
Nick Kooiker

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Department of Revenue
Washington State

Ordinance / Resolution No. 2026-22

RCW 84.55.120

WHEREAS the Commissioners (Governing body of the taxing district) of Port of Kennewick (Name of the taxing district) has met and considered its budget for the calendar year 2027; and

WHEREAS the districts actual levy amount from the previous year was $ 5,418,395.00 (Previous year's levy amount); and

WHEREAS the population of this district is [x] more than or [ ] less than 10,000; and now, therefore, (Check one)

BE IT RESOLVED by the governing body of the taxing district that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2027 (Year of collection) tax year.

The dollar amount of the increase over the actual levy amount from the previous year shall be $ 90,000.00 which is a percentage increase of 1.0 (Percentage increase)% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, solar, biomass, and geothermal facilities, any increase in the value of state assessed property, increment value, any annexations that have occurred and refunds made.

Adopted this 27 day of October, 2026.

Vacant
DocuSigned by:
Skip Novakovich
Signed by:
0E53A30E1C8E442...
Commissioner District 3

9AC05D4CD4C24DD...
Commissioner District 2

Vacant, Commissioner District 1

Skip Novakovich, Commissioner District 3

Raul Contreras Gonzalez, Commissioner District 2

If additional signatures are necessary, please attach additional page.

This form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax levies. A certified budget/levy request, separate from this form is to be filed with the County Legislative Authority no later than November 30th. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The Department of Revenue provides the "Levy Certification" form (REV 64 0100) for this purpose. The form can be found at: http://dor.wa.gov/docs/forms/PropTx/Forms/LevyCertf.doc.

To ask about the availability of this publication in an alternate format, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

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PORT OF KENNEWICK

RESOLUTION NO. 2026-22

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING AN INCREASE IN TAX LEVY CAPACITY PURSUANT TO RCW 84.55.120 AND WAC 458-19-005

WHEREAS, a public hearing was held at a regular meeting on October 27, 2026 by the Board of Commissioners for the Port of Kennewick regarding the 2027 and 2028 budget; and

WHEREAS, pursuant to RCW 84.55.120 and WAC 458-19-005, the rate of inflation (IPD rate) for 2026 is 3.876% and the limit factor for property taxes for 2027 is 101%; and

WHEREAS, the Port of Kennewick's levy amount from the previous year was $5,418,395; and

WHEREAS, the Port has set its increase in tax levy capacity for the 2027 and 2028 budget at one percent (1%) and finds there is substantial need to set the levy limit at one hundred and one percent (101%); and

WHEREAS, the Board of Commissioners of the Port of Kennewick Taxing District, after hearing and after duly considering all relevant evidence and testimony presented, finds there is a substantial need to set the levy limit at one hundred one percent (101%), to discharge the expected expenses and obligations of the district and in its best interest.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Port of Kennewick Taxing District that an increase in the regular property tax levy, in addition to the increase resulting from the addition of new construction and improvements to property and any increase in levy value of state assessed property, is hereby authorized for the 2027 levy in the amount of approximately $90,000 which is a one (1%) percentage increase from the previous year.

ADOPTED by the Board of Commissioners of the Port of Kennewick at a Special Meeting held this 27th day of October 2026; and duly signed by its proper officers in the authentication of its passage on said date.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: *District 1 Position Vacant*

President

By: DocuSigned by: Skip Novakovich 0E53A30E1C8E442...

SKIP NOVAKOVICH, Vice President

By: Signed by: 9AC05D4CD4C24DD...

RAUL CONTRERAS GONZALEZ, Secretary

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EXHIBIT A

FRIENDS OF BADGER MOUNTAIN

For Today...For Our Future



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FOBM BOARD and OFFICERS



BOB BASS, President
DALE LINDSEY, Vice President
DEBBIE BERKOWITZ, Secretary
CHRISTI GOMEZ, Treasurer
DAVE BEACH
DAVID COMSTOCK, Project Manager
SHARON GRANT
DIANE OHL
PETER SMITH
MARC SPINNER

OTHER OFFICES

JIM LANGDON, VP of Trail Operations
CHRIS LINDHARTSEN, Webmaster

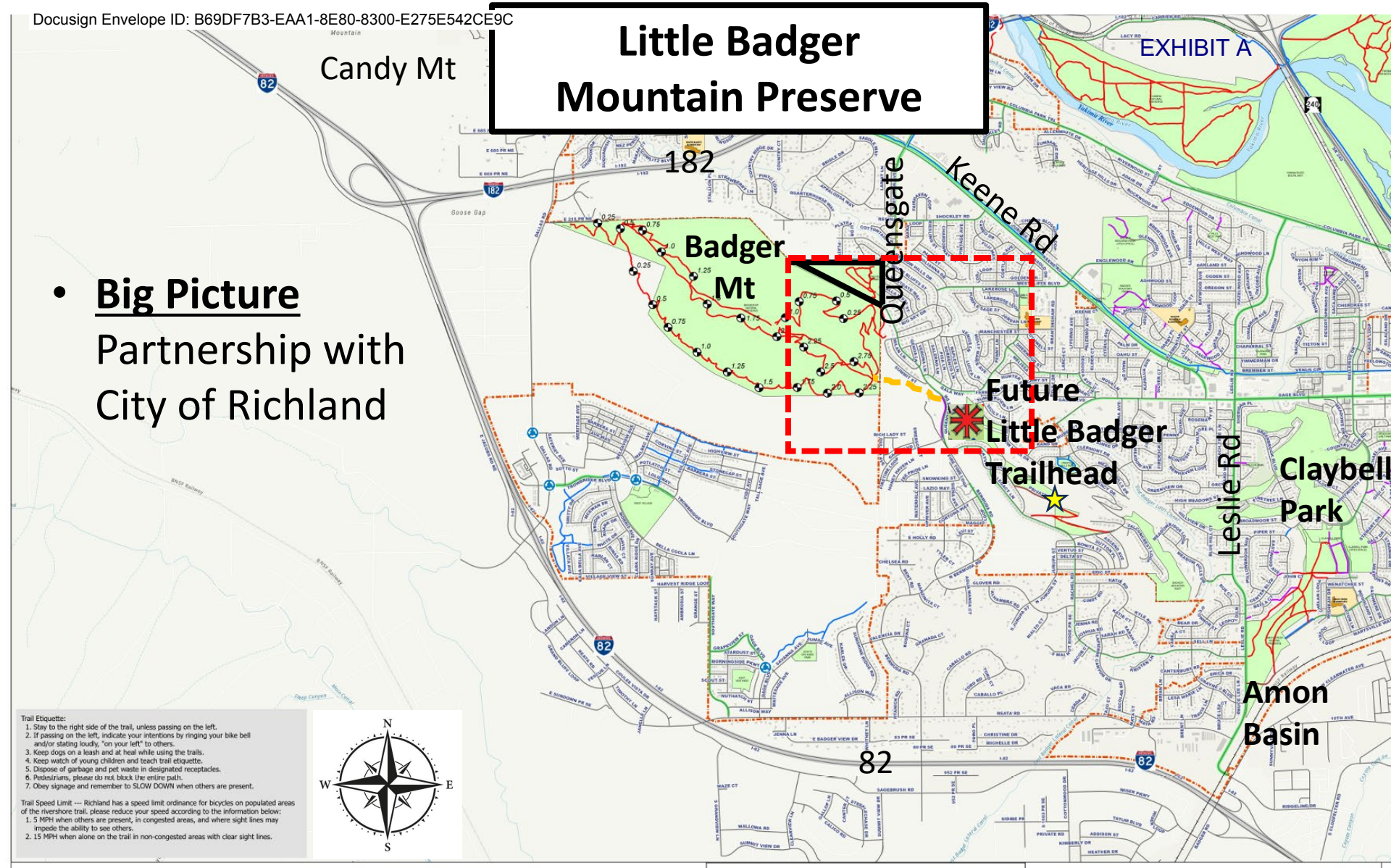
Chris Waite, MPA, CPRE, CPSI
Parks & Public Facilities
Director, City of Richland

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Little Badger Mountain Preserve

EXHIBIT A

- **Big Picture**
  Partnership with City of Richland



City of Richland

Trails Bike Paths & Routes

City Limits
Rail System
Roundabouts
Park
School Site
On-Street Route
Class I Trail
Secondary Trail
Soft Trail
Park Trail
G. A. Pehrson Urban Greenbelt Trail
Class I Trail 8 M.P.H. Zone
Columbia Point Marina Park north to River Road at south Leslie Groves Park

Data Sources:
City of Richland GIS (2026)

Disclaimer: The City of Richland does not warrant, guarantee, or accept any liability for the accuracy, precision or completeness of any information shown hereon or for any interferences made therefrom.

Any use made of this information is solely at the risk of the user. The City of Richland makes no warranty, express or implied, and any statement by any employee of the City or agents thereof to the contrary, is void and ultra vires.The information shown is a product of the City of Richland Geographic information Systems (GIS) and is prepared for presentation purposes only.

All data is best available at time of figure production..

Date: 4/16/2026

Document Path: GISData\GISMaps\TrailsRoutesBikePaths.aprx

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EXHIBIT A

3RCF November 20th Native Planting



New Public Trail to Badger will be open December 2026

City of Richland Trailhead Park



CITY OF RICHLAND TRAILHEAD PARK

BENTON COUNTY, BADGER MOUNTAIN CENTENNIAL PRESERVE

3RCF Grant 2026: TRAIL TO BADGER MTN

2026

2026: PEDESTRIAN CROSSING

2026: PRIMARY TRAILHEAD DESIGN

2027

FAMILY FRIENDLY LOOP TRAIL AND ICE-RAFTED ERRATIC



PROFESSIONAL TRAIL BUILDING ON STEEP SLOPE

NORTH FACE TRAIL

Project Closeout



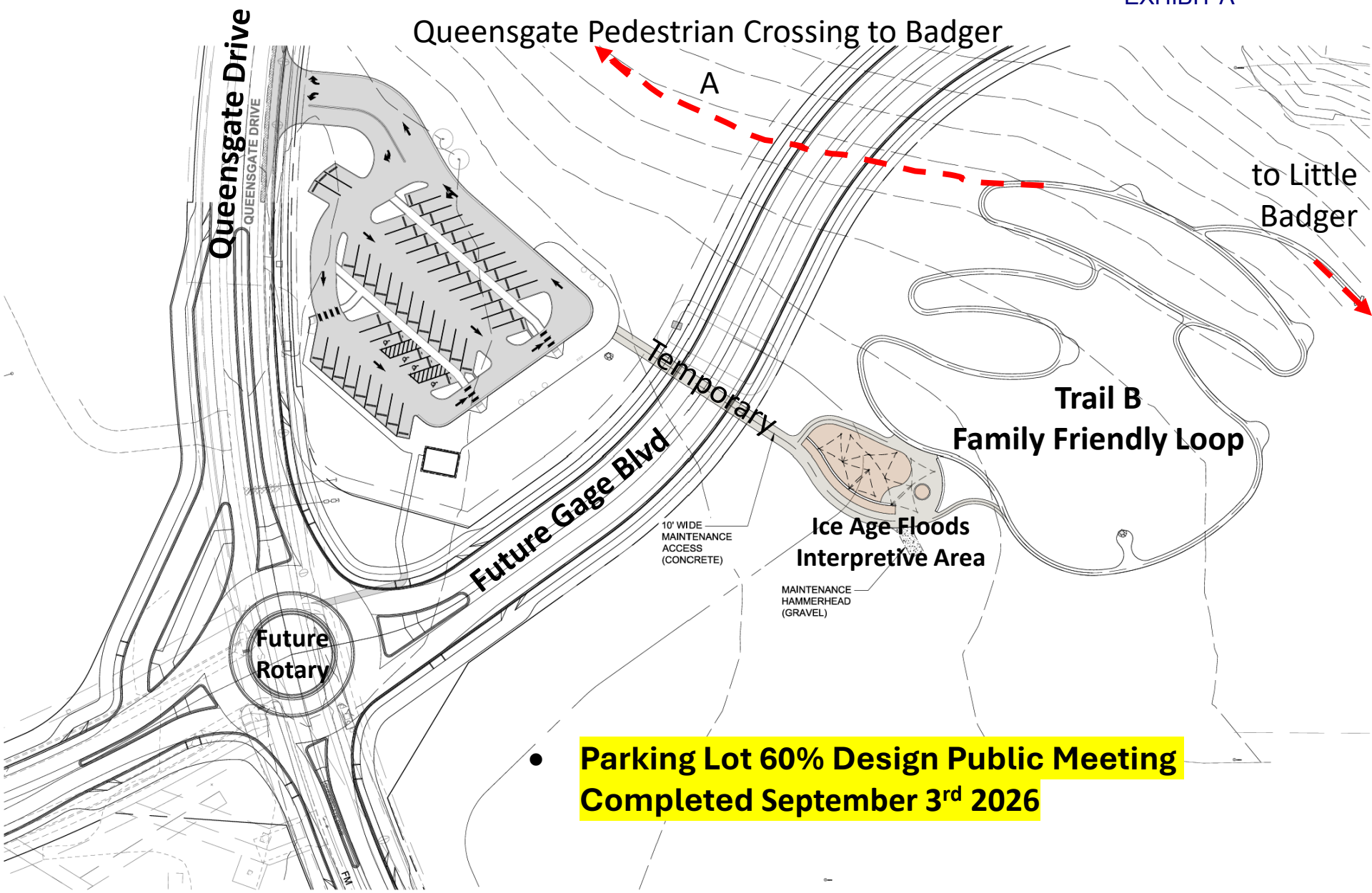
Pedestrian Crossing Queensgate Dr. finished September 2026

2026: New Public Access to the Eastern Boundary of the Badger Mountain

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[illegible] Lodging Tax Grant to Finish Trailhead Park Lot Design

EXHIBIT A



- **Parking Lot 60% Design Public Meeting Completed September 3rd 2026**

60% Design: Critical Areas Report & SEPA Environmental Checklist

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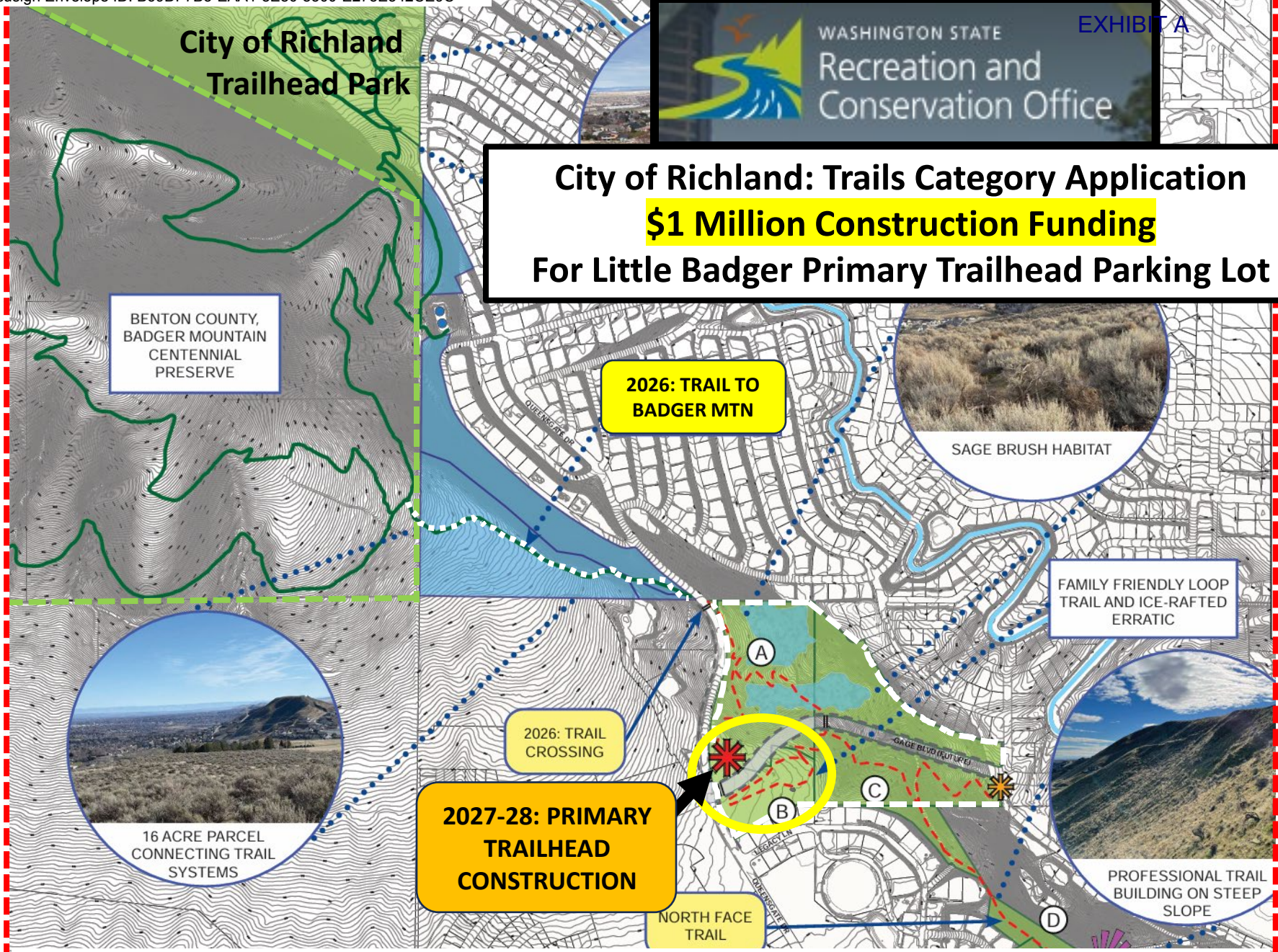
EXHIBIT A

WASHINGTON STATE
Recreation and Conservation Office

City of Richland: Trails Category Application

$1 Million Construction Funding

For Little Badger Primary Trailhead Parking Lot

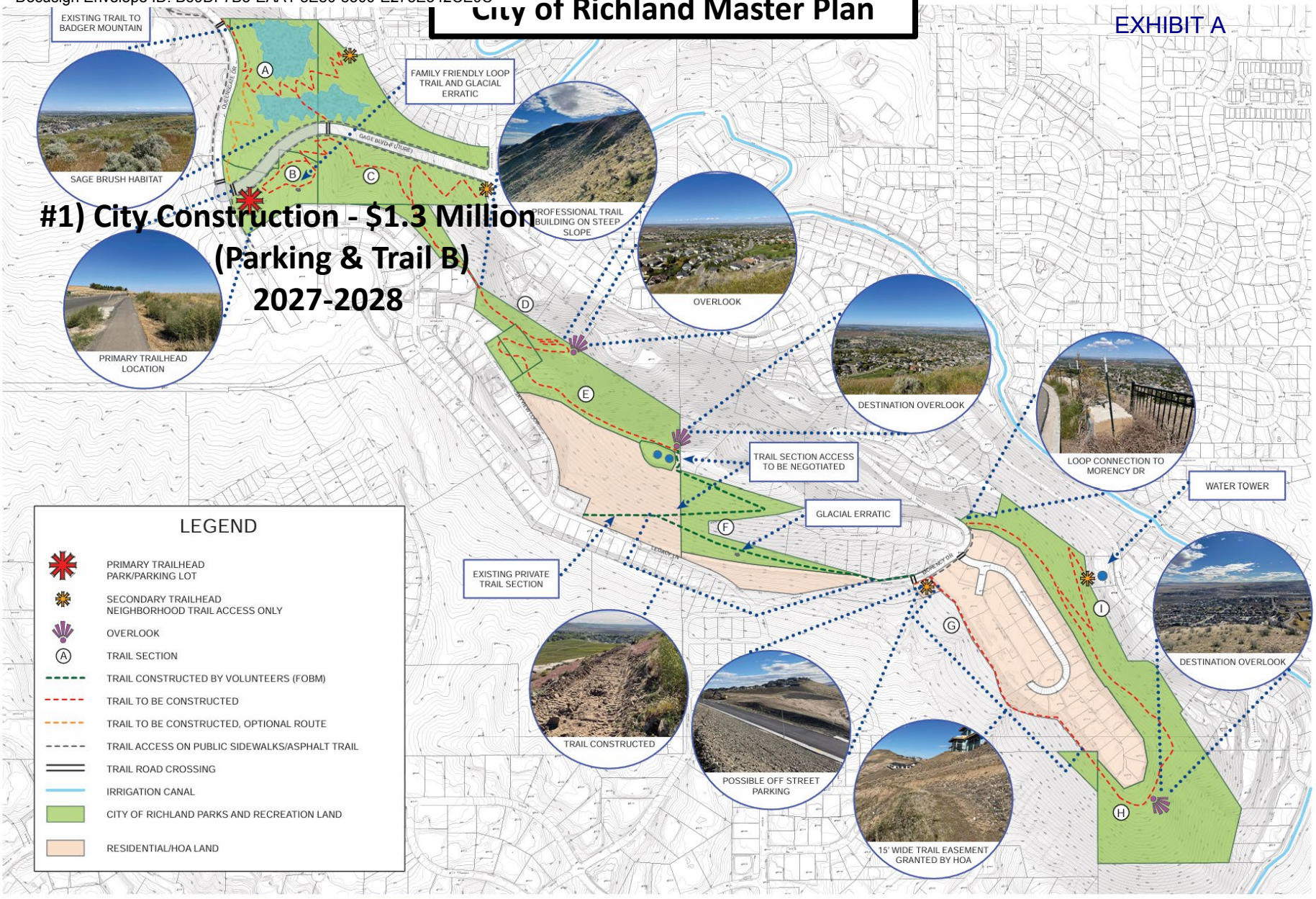


RCO Board Preliminary Ranked the Little Badger Grant 11th out of 19 applicants

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City of Richland Master Plan

EXHIBIT A



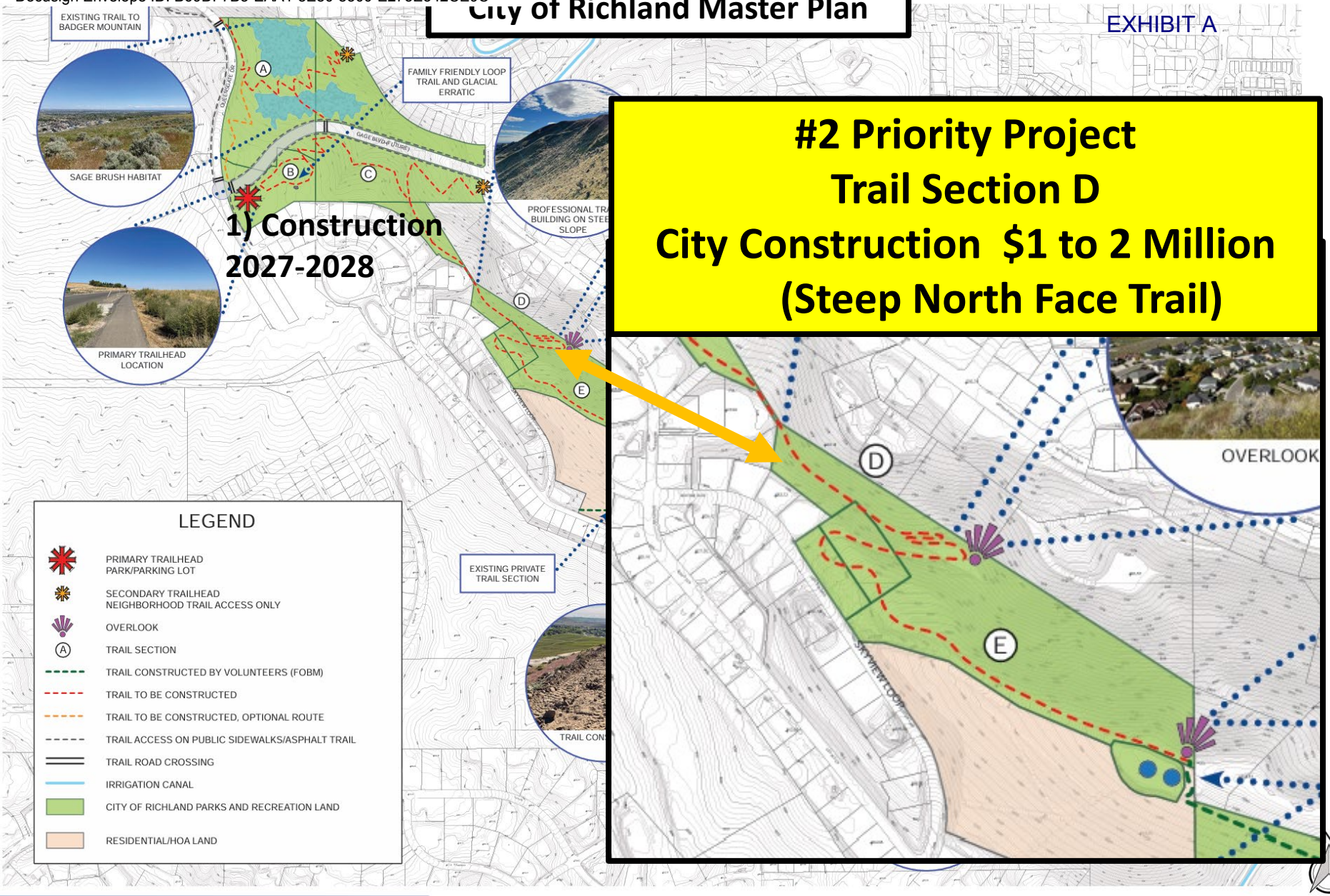
#1) City Construction - $1.3 Million (Parking & Trail B) 2027-2028

UPDATED MARCH 11, 2025

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City of Richland Master Plan

EXHIBIT A



#2 Priority Project
Trail Section D
City Construction $1 to 2 Million
(Steep North Face Trail)

UPDATED MARCH 11, 2025

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2024 Conceptual Design Completed
Trail Section "D"

EXHIBIT A



RICHLAND
WASHINGTON

LITTLE BADGER MOUNTAIN NORTH FACE TRAIL

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2024 Conceptual Design Completed
Trail Section "D"

EXHIBIT A



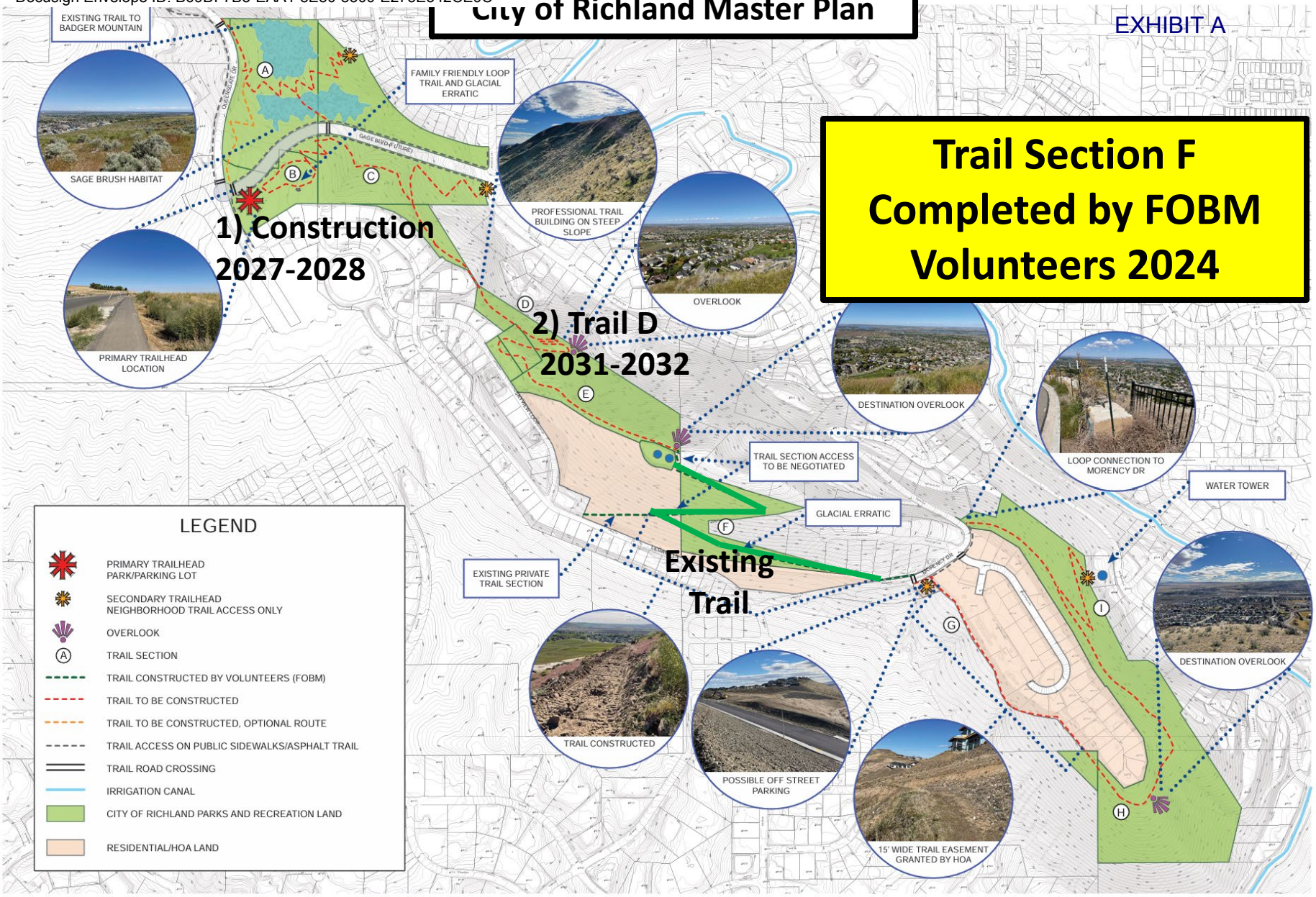
RICHLAND
WASHINGTON

2025 Lodging Tax Grant Funded
Little Badger Mountain 30% North Face Trail

Docusign Envelope ID: B69DF7B3-EAA1-8E80-8300-E275E542CE9C

City of Richland Master Plan

EXHIBIT A



Trail Section F Completed by FOBM Volunteers 2024

N

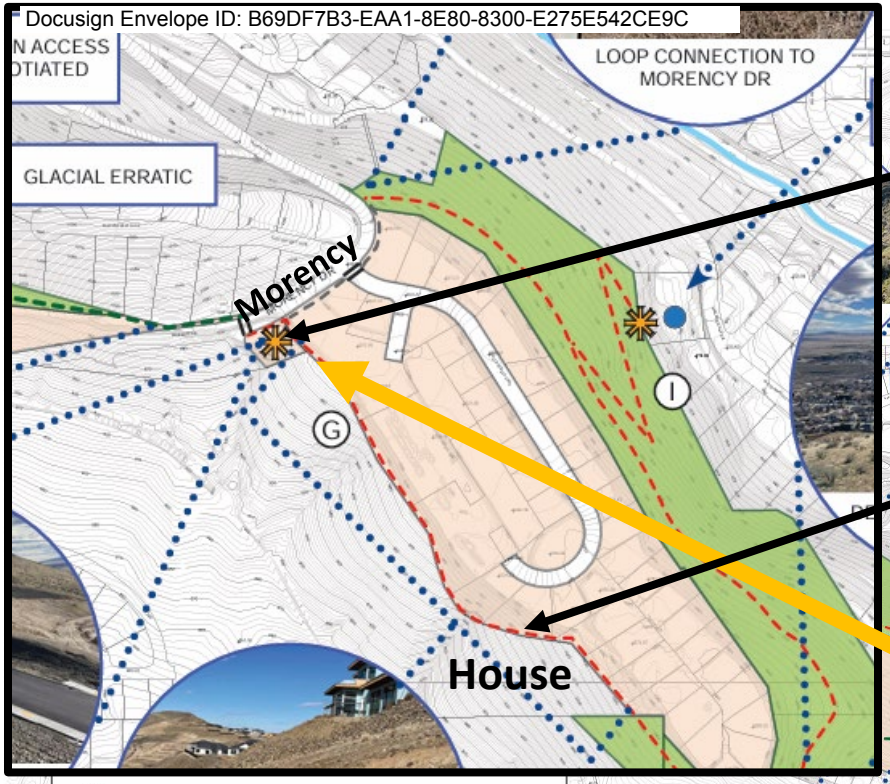
UPDATED MARCH 11, 2025

Docusign Envelope ID: B69DF7B3-EAA1-8E80-8300-E275E542CE9C

#3 Priority Project
Secondary Trailhead
Morency Drive
Off-Street Parking

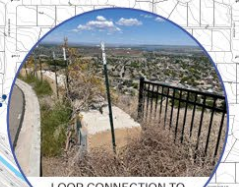
EXHIBIT A

Concrete Steps







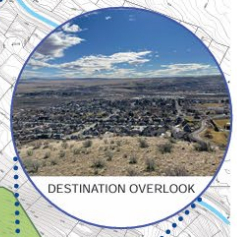


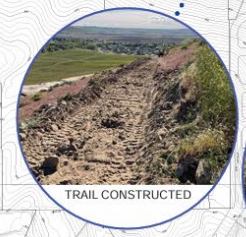
TRAIL SECTION ACCESS TO BE NEGOTIATED

GLACIAL ERRATIC

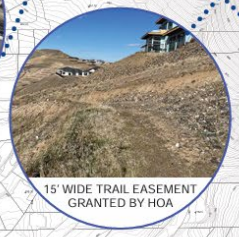
WATER TOWER

EXISTING PRIVATE TRAIL SECTION









- PRIMARY TRAILHEAD PARK/PARKING LOT
- SECONDARY TRAILHEAD NEIGHBORHOOD TRAIL ACCESS ONLY
- OVERLOOK
- TRAIL SECTION
- TRAIL CONSTRUCTED BY VOLUNTEERS (FOBM)
- TRAIL TO BE CONSTRUCTED
- TRAIL TO BE CONSTRUCTED, OPTIONAL ROUTE
- TRAIL ACCESS ON PUBLIC SIDEWALKS/ASPHALT TRAIL
- TRAIL ROAD CROSSING
- IRRIGATION CANAL
- CITY OF RICHLAND PARKS AND RECREATION LAND
- RESIDENTIAL/HOA LAND

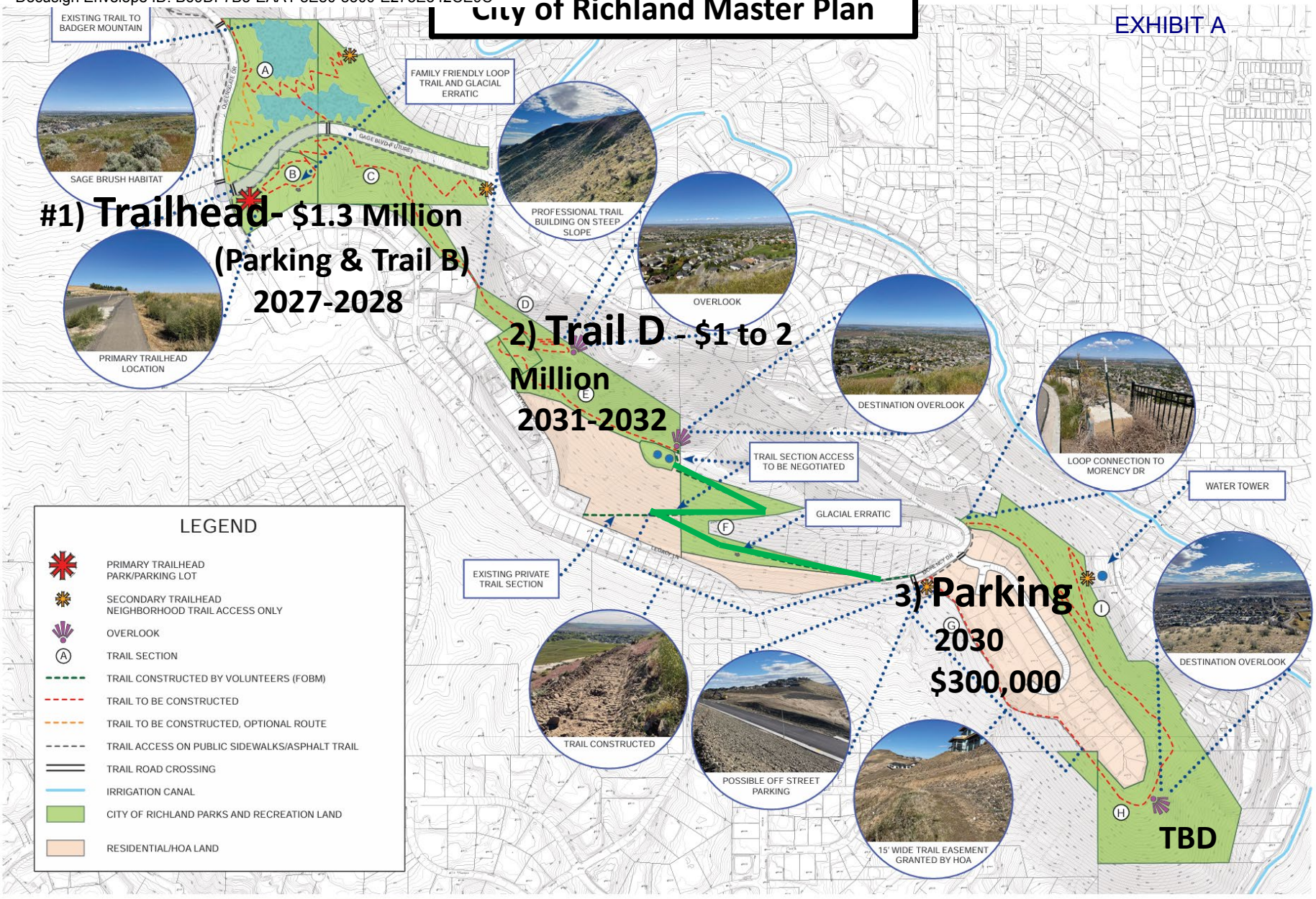
N

UPDATED MARCH 11, 2025

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City of Richland Master Plan

EXHIBIT A

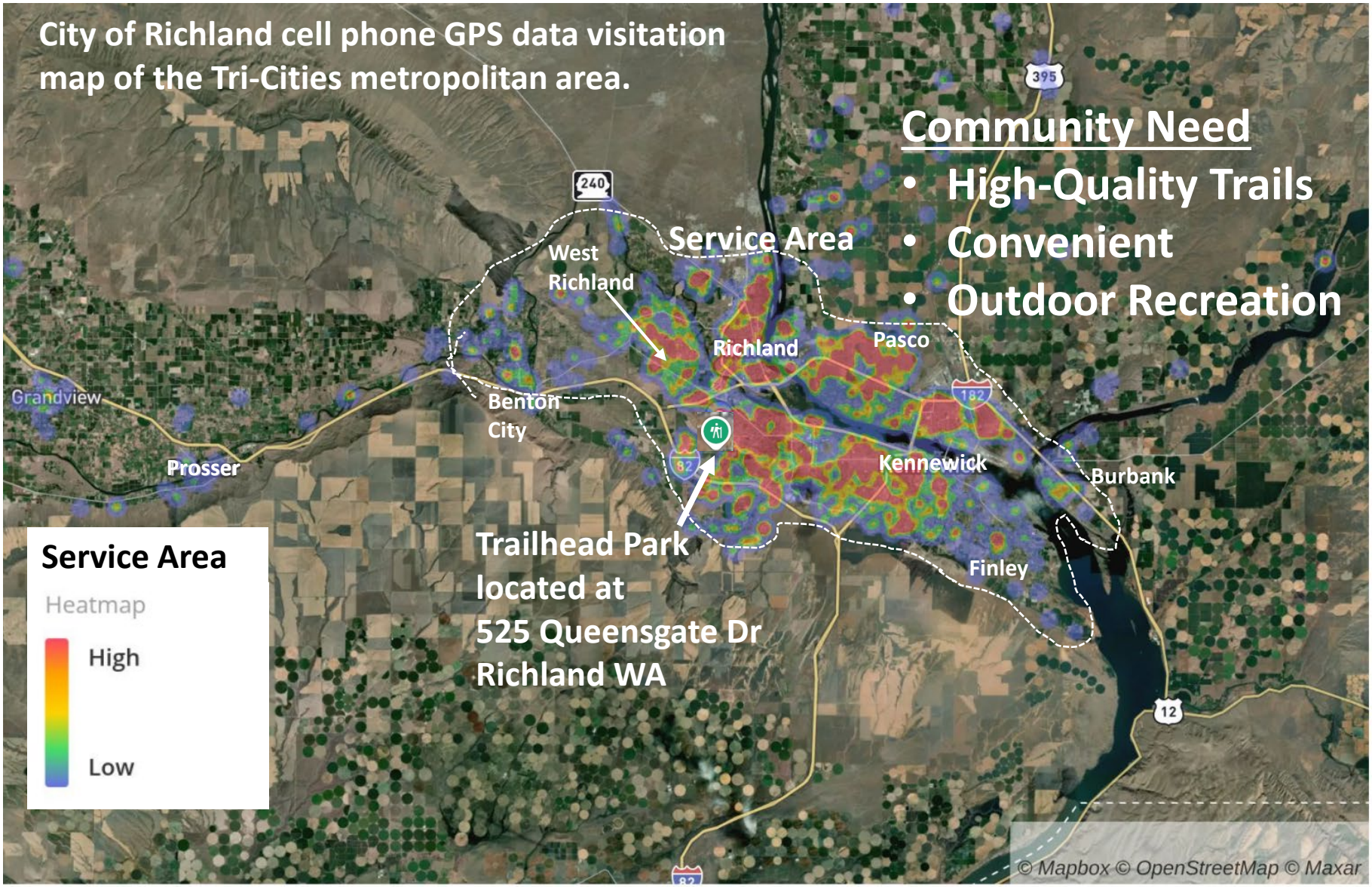


UPDATED MARCH 11, 2025

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Home Location of Visitors to Richland Trailhead Park, visitation during calendar year 2025

EXHIBIT A



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

Amazing community wide use of the Badger Mountain trail system.

Placer.ai

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Benton County, Badger Mountain Centennial Preserve

EXHIBIT A



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2025 Volunteer Work

TRAIL WORK

141 Volunteers

1192 Hours Worked

WEEDING

700+ Hours on Candy & Badger

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JBM Partnerships

EXHIBIT A

Volunteering Groups



Visit Tri-Cities



Inter-Mountain Alpine Club



Tri-Tech Fire & EMS students

- Fun Fit & Over Fifty
- Central Plateau Cleanup Company
- Runners of the Sage
- Columbia Burbank High School Equestrian Team
- GESA
- The Church of Jesus Christ of Latter-day Saints

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Letter of Support for the City RCO Grant Application

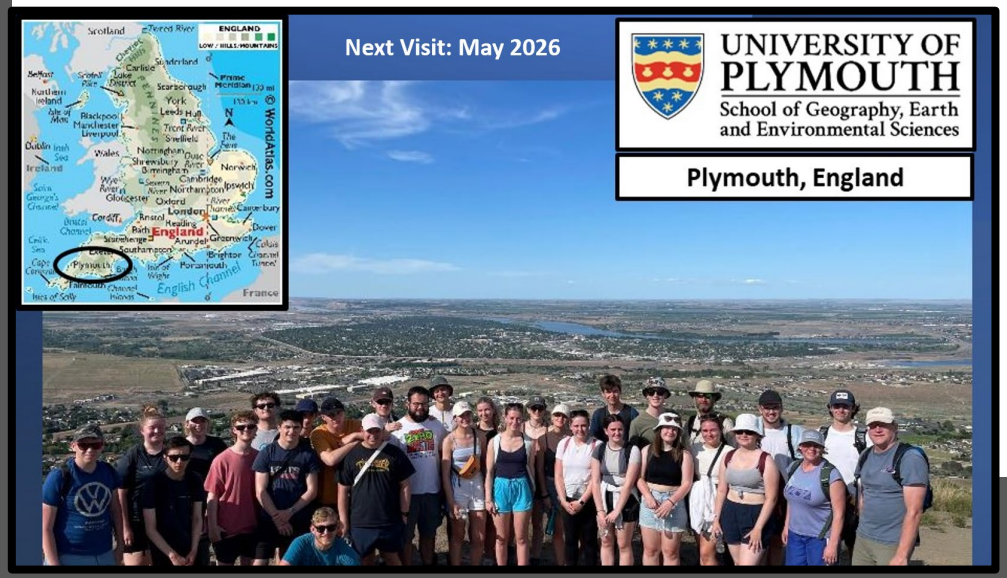
EXHIBIT A

United States Department of the Interior

NATIONAL PARK SERVICE
ICE AGE FLOODS NATIONAL GEOLOGIC TRAIL
1008 CREST DRIVE
COULEE DAM, WA 99116-1259

February 10, 2026

The National Park Service strongly supports the City of Richland's intent to integrate Ice Age Floods interpretation into trail and park development through well-placed interpretive waypoint signage and accessible trail design. These features will enhance visitor understanding of regional geologic history while promoting safe, informed recreation. Upon completion, the Little Badger Mountain Public Ridge Trail will become an important destination within the broader Ice Age Floods National Geologic Trail landscape, connecting local communities to nationally significant geologic heritage.



Typical Visit:

- Average of 30 students and 4 staff on each trip,
- Making a cumulative total of more than $63,000 in non-adjusted dollars on Richland accommodations alone.

Homewood Suites by Hilton
George Washington Way, Richland

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EXHIBIT B

ACCOMPLISHMENTS HIGHLIGHTS

September 1, 2025 – September 30, 2026

PORT of KENNEWICK

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Property Sales & Development **Moving Forward**

VISTAFIELD

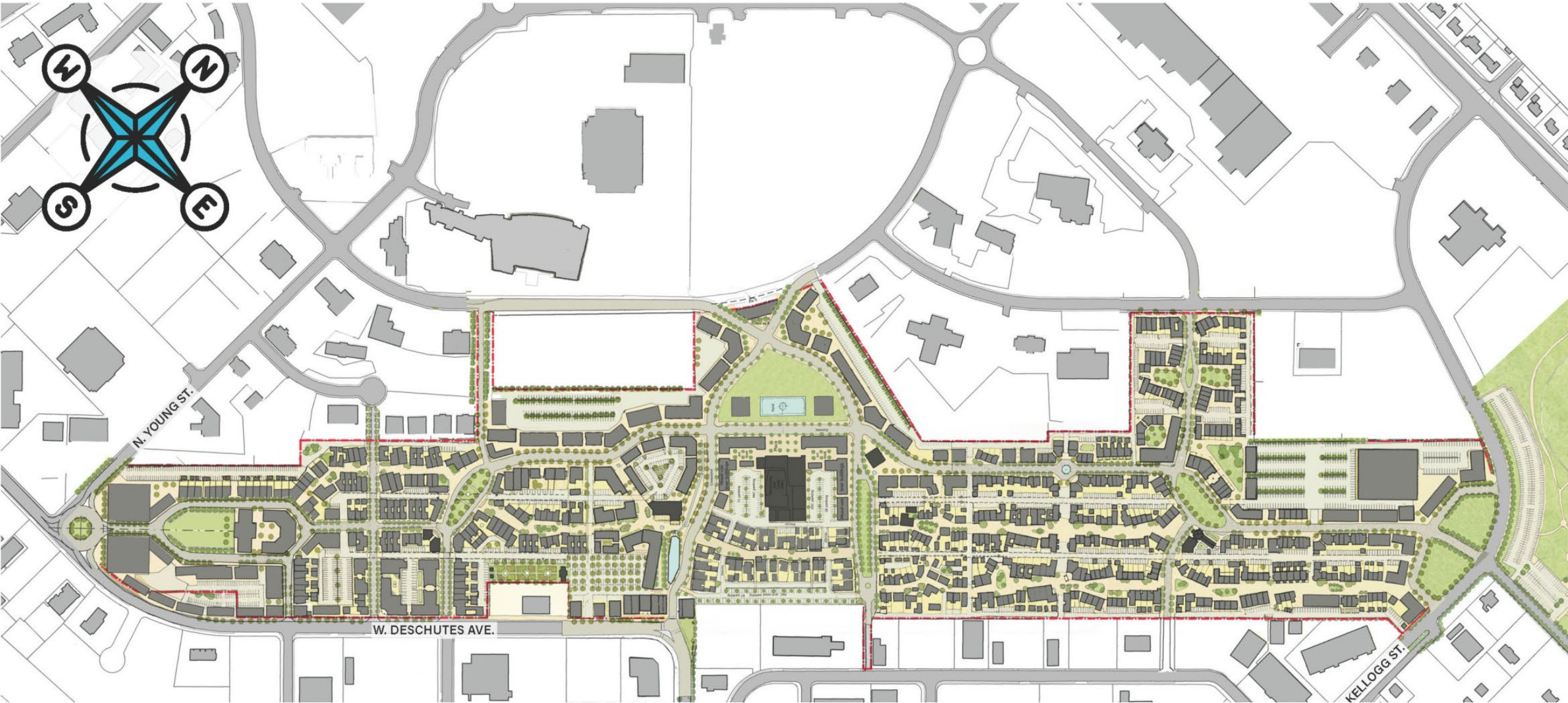
A Port of Kennewick Project



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Vista Field Development Agreement
10-Year Extension

EXHIBIT B



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Entertainment District Parking Lot "E"
City-Port Partnership

EXHIBIT B



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BlueChart Homes at Vista Field
Design/Amenities Collaboration

EXHIBIT B





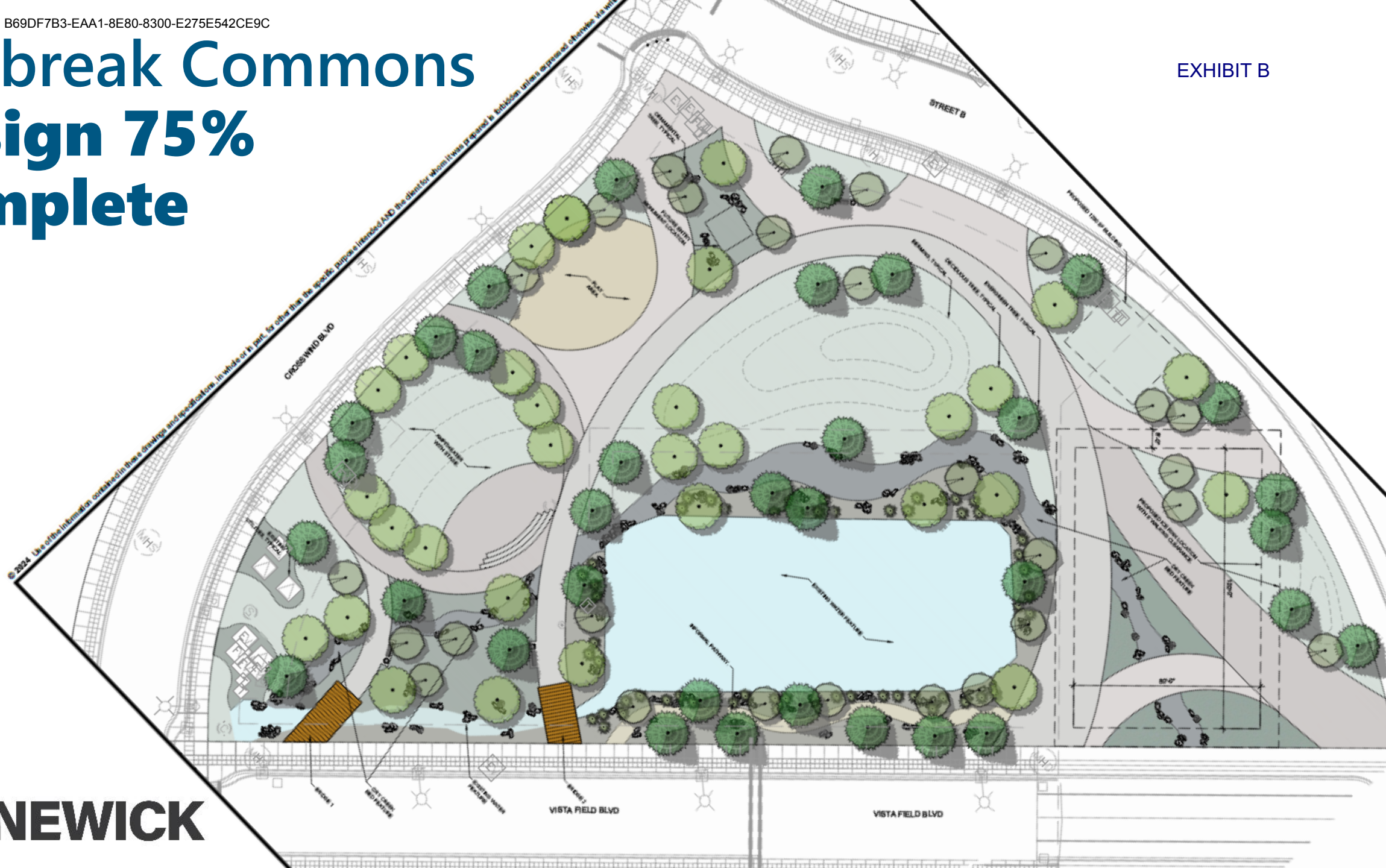


PORT of KENNEWICK

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Daybreak Commons
Design 75% Complete

EXHIBIT B



PORT of KENNEWICK

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Vista Field Parking & Signage
Project Complete







PORT of KENNEWICK

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Woonerf North & South Parking Lot Project

EXHIBIT B

Awarded & Notice to Proceed Issued



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Vista Field Azure Drive Parking & Utility Project

EXHIBIT B

Permitting & Bidding Process Underway



Thanks to Our Grant Partners!

COUNTY OF BENTON EST. 1905 WASHINGTON

HANFORD AREA ECONOMIC INVESTMENT FUND

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Columbia Gardens
Mini Master Plan

EXHIBIT B



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Columbia Gardens
Rustic Outdoor Area



Before



PORT of KENNEWICK

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New Urbanism
Immersion Tour

EXHIBIT B







PORT of KENNEWICK

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Vista Field Welcomes **First Businesses**

EXHIBIT B







PORT of KENNEWICK

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Vista Field Planned
Major Development

EXHIBIT B





PORT of KENNEWICK

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Vista Field Development Facility

EXHIBIT B

New Tenant





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EXHIBIT B

Columbia Gardens
Newest Businesses







PORT of KENNEWICK

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Clover Island Marina

EXHIBIT B

99% Occupancy & Efficiencies

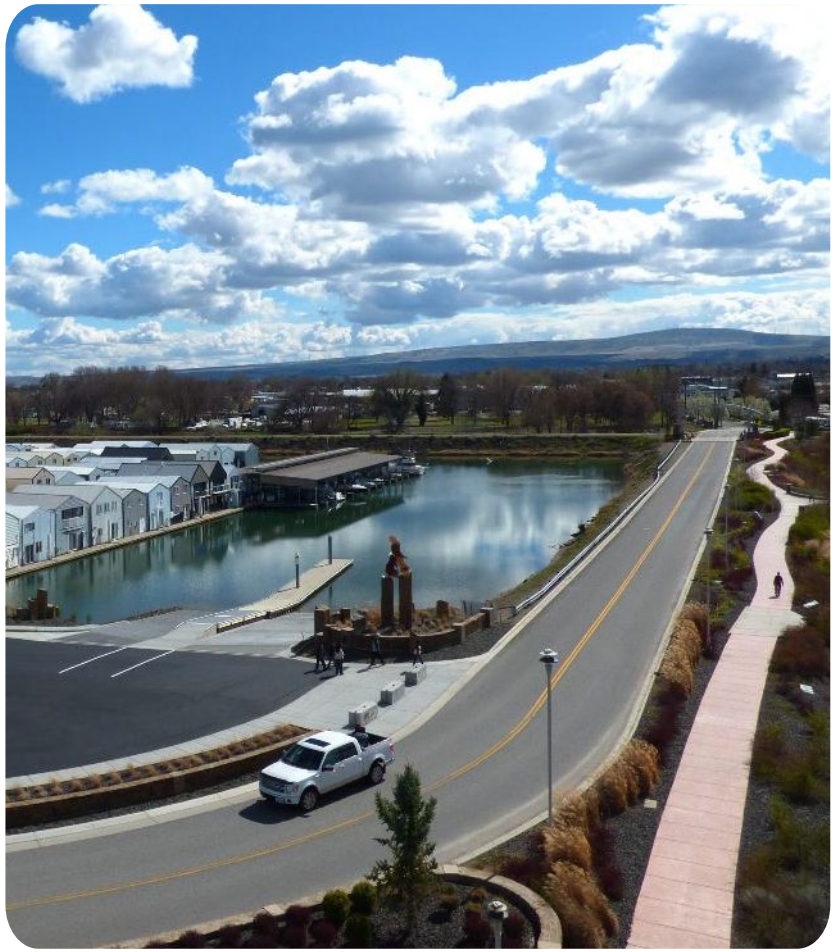


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Clover Island Marina Condition **Assessment Completed**

EXHIBIT B



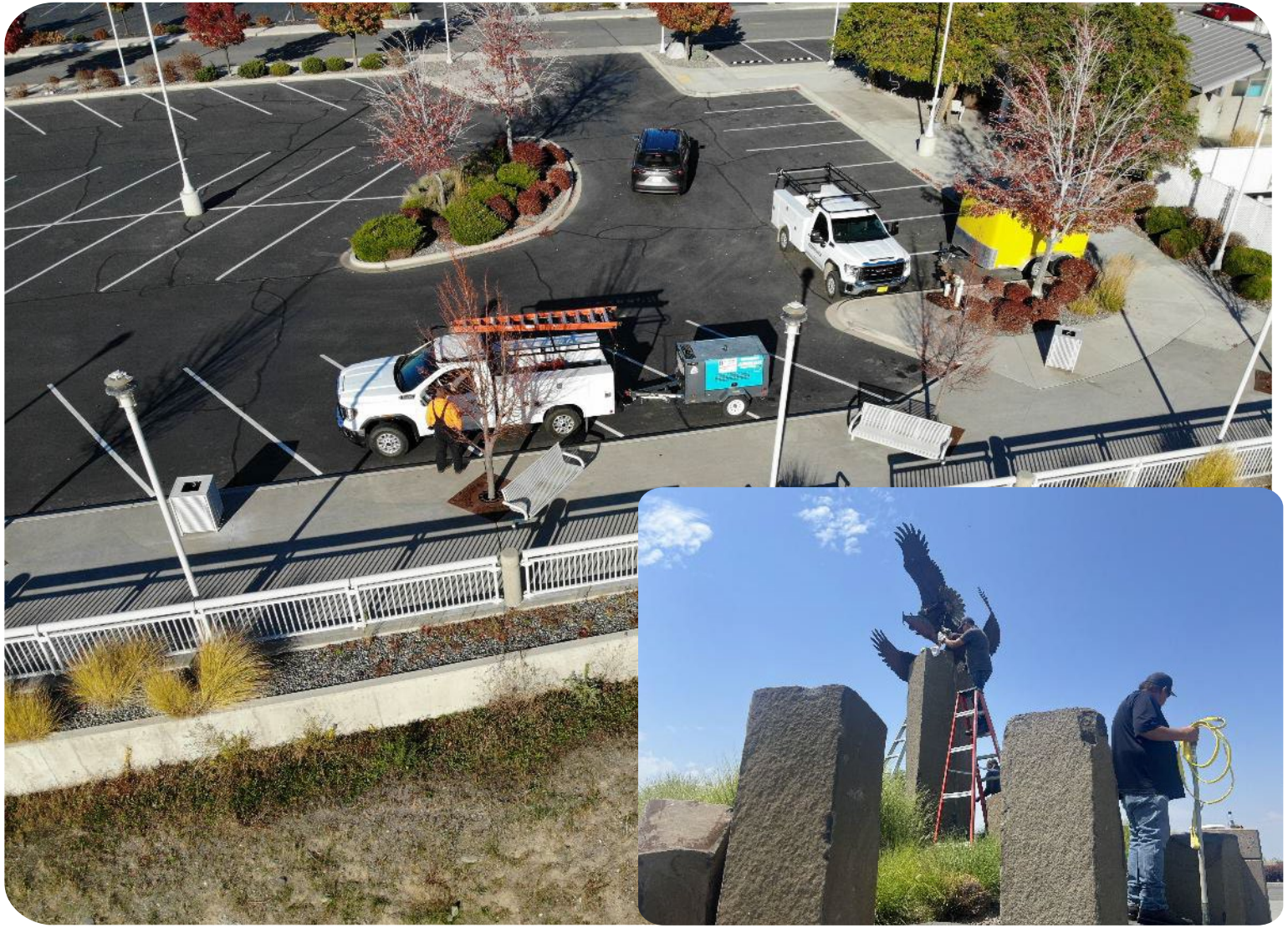


PORT of KENNEWICK

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Maintenance of **Port Investments**

EXHIBIT B







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Clean State Audits Record
30 Consecutive Years

EXHIBIT B



PORT of KENNEWICK

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Internal Audits Completed **With No Exceptions**

EXHIBIT B







PORT of KENNEWICK

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Port Insurance
Comprehensive Overhaul

EXHIBIT B



PORT of KENNEWICK

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Our Partners & Friends
Projects & Ongoing Support

EXHIBIT B





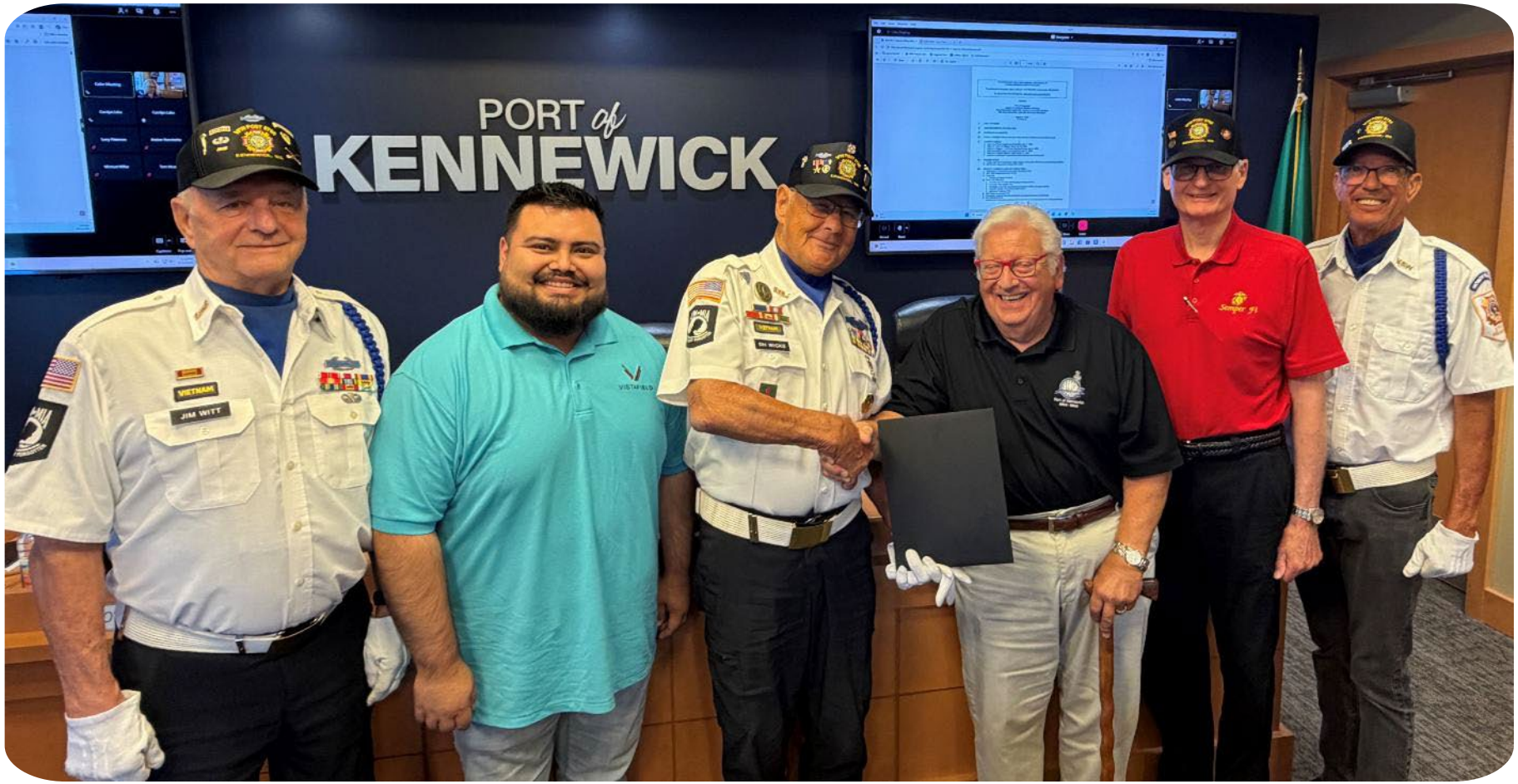




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EXHIBIT B

Purple Heart Port
First in Washington



PORT OF KENNEWICK

PURPLE HEART PORT

PORT of KENNEWICK

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Provided Support for **Board of Commissioners**









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THAT'S A WRAP!

THANK YOU!

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EXHIBIT C

Columbia Gardens Artisan Village

