



SPECIAL JOINT MEETING

PORT OF KENNEWICK

AUGUST 26, 2014 MINUTES

CALL TO ORDER

Commission President Don Barnes and Mayor Steve Young called the Port of Kennewick and City of Kennewick Special Joint meeting to order at 5:30 p.m. in the City of Kennewick Council Chambers, 201 West 6th Avenue, Kennewick, Washington 99336.

The following were present:

Board Members: Don Barnes, President (Co-chaired the meeting)
Skip Novakovich, Vice-President
Thomas Moak, Secretary

Staff Members: Tim Arntzen, Executive Director
Tana Bader Inglima, Director of Governmental Relations & Marketing
Amber Hanchette, Director of Real Estate & Operations
Larry Peterson, Director of Planning & Development
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel

City of Kennewick: Steve Young, Mayor (Co-chaired the meeting)
Don Britain, Mayor Pro Tem
Greg Jones, Councilman
Bob Olsen, Councilman
Paul Parish, Councilman
Bob Parks, Councilman
John Trumbo, Councilman
Marie Mosley, City Manager

PLEDGE OF ALLEGIANCE

Mr. Gene Wagner led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

COLUMBIA DRIVE REVITALIZATION PROJECT

A. Introduction: Steve Young, City of Kennewick and Don Barnes, Port of Kennewick

Mr. Young stated the joint Columbia Drive revitalization project will become a gathering place for families, and we are working together to complete the vision.

Mr. Barnes stated it is a tremendous opportunity to create a vibrant district that includes shops, restaurants, wineries and other amenities along the waterfront. The partnership with the City of Kennewick is important and together we will be able to bring this project to fruition. It is equally important that the City and the Port forge partnerships with the private sector, to continue our efforts along Columbia Drive.



SPECIAL JOINT MEETING

PORT OF KENNEWICK

AUGUST 26, 2014 MINUTES

B. General Concepts: Marie Mosley, City of Kennewick and Tim Arntzen, Port of Kennewick

Ms. Mosley indicated that the last joint meeting between the Port of Kennewick and the City of Kennewick was held October 1, 2013. During that meeting, the plans for the Columbia Drive project were unveiled and an interlocal agreement with memorandum of understanding components was approved. Although we have not broken ground, City and Port staff have been working very hard on the project.

Mr. Arntzen thanked the Council and Mayor Young for championing the Columbia Drive revitalization project. City and Port staff have done an excellent job moving this project forward.

Ms. Mosley believes the project could not have happened without the Port's vision and purchase of properties along Columbia Drive.

Past partnership projects between the Port and City include:

- 2010 Gateway Arch
- 2011 Causeway to Clover Island
- Duffy's Pond

The Port and City are currently collaborating on the following projects:

- **Duffy's Pond**
 - Application process to U.S. Army Corps of Engineers
 - Ecology Review
 - City is currently pursuing a storm water loan
 - Port is in the process of construction bid documents
 - Engineering of path
- **Effluent Treatment Facility**
 - Phase 1 is complete as of August 20, 2014
 - Working on the design of facility
 - City will move into Phase 3 (construction of facility) at the same time the Port constructs the three winery buildings
 - The facility will serve approximately 160,000 cases
 - The facility will be odorless and quiet

Mr. Parks inquired if the Port will use an incubator policy or long-term leases.

Mr. Arntzen indicated at this time, the Port does not have an incubation policy; however, the Port will be looking at creating a tenancy policy, in which the Commission will have the option to extend business leases.

Mr. Young feels an incubator policy could detract some businesses.



SPECIAL JOINT COMMISSION MEETING

PORT OF KENNEWICK

AUGUST 26, 2014 MINUTES

- **Streetscape and Landscape**
 - Joint planning sessions
 - Engineering design 75% complete
 - Low impact and low maintenance plants chosen
 - Designed a meandering path with decorative street lights
- **Building Removal and Site Preparation**
 - Chieftain Motel Units
 - 211 Building Art Space
 - 421 Building (C-1 Auto)
 - Kennewick Auto Body & A-1 Tire
 - Durfee's Machine
 - Beaver's Furniture
- **Building Design and Construction**
 - Phase 1
 - Integrated Structures Incorporated (ISI)
 - Citizen participation in Pattern Language Planning
 - ISI 30% design transferred to Terrence Thornhill 30% Design
 - Phase 2
 - Terrence Thornhill will complete design
 - Consulting with Charlie Hoppes
 - Phase 3
 - Asbestos abatement
 - Clear the 421 site
 - \$350,000 to remove the concrete pads
 - Phase 4
 - Bid and construct three new buildings
 - Bid process begins in October

The objective with Phase 4 is to lease the buildings to wineries who will make wine and utilize the effluent system. We would like to demonstrate to the community that the effluent system is key to the project.

Mr. Arntzen stated there has been a lot of interest in the redevelopment and once businesses are established, we can add microbrews, distilleries, and restaurants. The Port has already received two letters of interest from well-respected wineries.

JOINT ELECTED DISCUSSIONS

Mr. Moak stated he has been working on issues like this for several years and believes it is important to continue discussions and move forward. There may be times we may not agree, but we have a mutual respect and can obtain good results. With Port and City staff working together, we are able to create a new environment for the whole community by cleaning up and investing in Columbia Drive. Mr. Moak encouraged the private sector to get involved.

Mr. Novakovich indicated he has been working on the revitalization of Columbia Drive since 2000 and is excited to see the plan finally coming together. The Urban Design Assistance Team (UDAT) study and the pattern language comments have remained constant and people would like to see the area revitalized. He commended the Council for their partnership in the project.



SPECIAL JOINT MEETING

PORT OF KENNEWICK

AUGUST 26, 2014 MINUTES

Dennis Arter, 4404 South Irby Street, Kennewick. Mr. Arter asked the Port to define pattern language, and inquired if the path around Duffy's pond will accommodate cyclers and walkers at the same time.

Mr. Peterson stated the pattern language approach is a pre-schematic design service which bridges the gap between the programming and schematic design. The Port used the process and invited approximately thirty people to discuss the desired attributes of the area, such as interesting outdoor spaces, a quiet street, and rooftop terraces and shops.

Mr. Trumbo inquired how many jobs may be associated with the first level of activity and if this project will be a unique wine-based activity.

Mr. Arntzen indicated there will be three small wineries, which could potentially employ 25 people; however, that is an estimate. This technology is unique, and may be the first in the state. The Department of Ecology is looking at our development in a positive way with tighter restrictions surrounding wine production. Mr. Arntzen stated there is not an urban wine village of this magnitude in this area. Mr. Arntzen believes Columbia Gardens will revitalize the area, like Spaulding Building Park has done for the Richland Wye.

Mr. Moak stated the wine village will bring tourists to the city and provide an urban experience. Columbia Drive is a prime location near the water and will appeal to everyone.

Mr. Arntzen stated it is not going to be just about the wineries, we hope to have retail, restaurants, open spaces and green spaces. We would like to develop an area with mixed attributes, where you don't necessarily have to purchase anything.

Mr. Young stated that non-integrated businesses will grow, such as restaurants and shops and we will see an increase in tourism. This project will appeal to families as well, it will be a place where you can socialize with others, take advantage of the green space and enjoy the amenities it will offer. He feels this is a step in the right direction.

Mr. Parrish believes this is the first step to redeveloping the waterfront, which should be the front door of our community, not the backdoor.

Mr. Britain appreciates the efforts of Port and City staff. He stated the City of Kennewick understands what is happening in our region with Southridge and Three Rivers; and feels this is a huge revitalization project that will elevate this area. It takes a lot of communication and partnership for a planned, phased development. By creating this development, we will be able to link Clover Island to the downtown area.

Mr. Trumbo inquired if the Port is looking to develop south of Columbia Drive.

Mr. Arntzen stated the Port has quite a commitment to develop the north side of Columbia Drive and is hopeful the private sector will participate and help revitalize the south side.



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Mr. Trumbo inquired if the Tribe is involved.

Mr. Arntzen stated the Port held a joint meeting with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) spring 2013, in which they previewed the project site and plans. The Port has an open dialogue with the CTUIR and they are very supportive of the project.

Mr. Trumbo asked if the trail could be extended on the north side of Duffy's Pond.

Ms. Walsh indicated the Port does not own that piece of property and we are unable to extend the trail unless the property owner allows an easement.

Mr. Arntzen indicated the Port does have conceptual plans and drawings if the property becomes available or we get an easement.

CONCLUDING REMARKS

Mr. Barnes thanked the City of Kennewick for the invitation and is pleased to see the City and Port staff working together harmoniously. Mr. Barnes stated our partnership with the City is positive, active and mutually beneficial and believes this project will pave the road for future collaborations with the City.

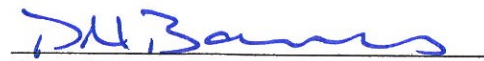
Mr. Young thanked Mr. Arntzen and the Commission for their dedication and commitment to getting the project completed and thanked Ms. Mosley for her diligent work with the Port. Mr. Young believes the risk we are taking will make the Tri-Cities an even greater area.

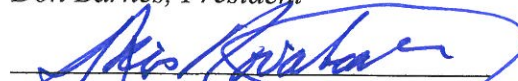
ADJOURNMENT


The meeting was adjourned at 6:48 p.m.

MINUTES APPROVED: September 9, 2014

**PORT of KENNEWICK
BOARD of COMMISSIONERS**


Don Barnes, President


Skip Novakovich, Vice President


Thomas Moak, Secretary