

VISION

P O R T O F K E N N E W I C K

The PORT helps develop business and industry in the Tri-Cities

There is so much happening within the Port of Kennewick and we are excited to be able to share it all with you through this inaugural edition of our quarterly newsletter. Each issue of Vision will feature the latest news about Port projects, events and people. We hope that you will find it interesting and informative regarding the work we are doing on your behalf as a citizen of the Port of Kennewick.

The primary mission of any Port is economic development within the boundaries of the Port district. The Port of Kennewick continues to work toward that end with projects throughout the district—from industrial and business development to encouraging the growing wine industry to recreation enhancement. Some projects are nearing completion, some will be completed within the next year or two, and others are just getting off the ground. In 2006 alone, the Port completed nine land sales, generating over 500 non-Hanford jobs.

As excited as we are about Port activities, we always remember we are working for you. This is your Port. We invite and encourage your participation and input in Port activities. Visit our website at www.portofkennewick.org.

Attend a Commission meeting. Give us a call or drop us an email. Take a drive around Clover Island or take a look at the new office buildings under construction in the Spaulding Business Park. Soon you will be able to see work taking place at the new Southridge Village and the Red Mountain Wine Estates.

Enjoy this edition of Vision. It's a glimpse of the important work we at the Port of Kennewick are doing.

— Gene Wagner, Commission President

S P R I N G 0 7



Getting to Know the Port Commissioners

2006 Port Accomplishments

Nine land sales generating over 500 jobs

Built port office/retail building, parking lot and boardwalk on Clover Island

Rebuilt Clover Island Drive including all utilities

Began Clover Island Marina construction

Traded land with Kennewick General Hospital facilitating the Southridge development and potential KGH expansion

Completed Vista Field runway resurfacing

Reached 100% occupancy in Port rental buildings

Gene Wagner

President

Although born in Minnesota, Commissioner Wagner has lived in Kennewick since 1945, graduating from Kennewick High School. He has worked in construction, was a Kennewick business owner, and was employed at Columbia Basin College for over 30 years, retiring in 2006.

He is President of the Benton/Franklin/Walla Walla Counties Good Roads and Transportation Association, a member of the Benton Franklin Council of Governments Executive Board and member of the Benton Franklin Council of Governments Policy Advisory Committee.

Commissioner Wagner joined the Port of Kennewick Commission in 2002 representing District 2. He became president of the Board in January.

Linda Boomer

Vice President

Commissioner Boomer is the newest member of the Commission, joining the Board in 2006. She currently is Power Manager for the Franklin Public Utility District and previously served as Director of Planning & Development/Airport Manager for the Port of Kennewick for eight years.

Commissioner Boomer has professional experience in marketing and real estate operations. She is a graduate of Leadership Tri-Cities, a member of the Historic Downtown Kennewick Partnership, received the Downtowner of the Year Award was Kennewick Woman of the Year in 2003, active in Kiwanis and serves as Vice Chairman of the Richland Public Facilities District.

Commissioner Boomer is the District 3 representative.

David Hanson

Secretary

Commissioner Hanson was born and raised in Kennewick. After retiring from a 32-year career with the Benton Public Utility District, he was appointed to the Port Commission in 2003. He went on to be elected to the seat in 2004.

He served on the Washington State Electric Board as the utility representative and is still active in legislation and WAC development with the Department of Labor and Industries on utility issues. He has served on the TRIDEC Executive Committee, Washington State WAC Technical Advisory Committee (Electrical), Benton County Board of Adjustment, CBC Engineering Technical Advisory Committee, and the Tri-City Area Educational Cooperative.

Commissioner Hanson is the District 1 representative.

Please Join Us

Port of Kennewick public commission meetings are held the second and fourth Tuesday of each month. The meetings begin at 2:30 p.m. in the Commission Chambers at the Port offices, 350 Clover Island, Kennewick, unless otherwise posted in the Tri-City Herald or Port of Kennewick website www.portofkennewick.org. We would love to have you attend!

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Ground was broken in February for what Port President Gene Wagner called “the largest commercial development in the area since the Columbia Center Mall.” The 230-acre project in south Kennewick along Highway 395 will include a mix of retail, office space, hospitality and limited residential. In 2006, the Port of Kennewick sold 150 acres of the site to Southridge Village, LLC, who has partnered with Miranda Development to create the new development.

Southridge Village A New Major Project

“We waited for just the right development opportunity for this piece of property. We did not want just a few new buildings here and there; we patiently waited for a developer with a vision for the entire area. The waiting has paid off with something that has the potential to have a tremendous impact on the community,” said Port Executive Director Tim Arntzen. “In addition, by selling the entire piece to one developer, we saved as much as \$100,000 in fees and transaction expenses.”

The project will be built in phases, with the initial phase a 10-acre retail center called The Plaza at South Ridge that will include a HAPO credit union, retail shops, restaurants and a hotel, designed to offer a pedestrian-friendly atmosphere. It is anticipated that three buildings will be completed by the end of 2007.

Spaulding Business Park

Business is Beginning to Bustle

The Port’s vision for a high-end business park at the Richland Wye is coming to fruition with work on three sites within the 30-acre park at various stages of construction. To date, nearly one-half of the business park sites have been sold and will be the home to nearly 350 jobs.

The first building to be located within the Spaulding Business Park is the recently completed 18,000 square foot office of the law firm of Walker-Heye. Nearly complete is a 10,000 building which will be the location of NewEdge, Inc., a marketing strategy and research firm. And, ground has just been broken on a three-building medical complex.

“This park is turning into a professional and medical center. Businesses are finding that it offers a central location, easy access and a view of the Columbia River. The Port continues to work hard to develop the right mix of businesses for this location,” said Larry



The law firm of Walker-Heye has just moved into their new building at the Spaulding Business Park.

Peterson, the Port’s Director of Planning/Development.

To date, the Port of Kennewick has invested \$2 million in the new business park.

Port of Kennewick property in West Richland will soon be the home of Red Mountain Wine Estates, a new winery which will produce primarily Riesling wines. Ground was broken for the project on February 14. Plans initially call for a 30,000 square foot winery and, over the next seven years, the addition of at least two similar facilities. Up to 15 new jobs will be created with the first winery.

Red Mountain Wine Estates Under Construction

To make the project possible, the Port traded former commercial holdings in the area for 15 acres zoned for light industrial. The trade was done in cooperation with landowners MacKay & MacDonald, and with the assistance of the City of West Richland. Part of the trade involved construction of a 1,500 foot extension of Keene Road—valued at just under \$1 million—which will be paid for by MacKay & McDonald and allow access to the property.

The Port of Kennewick then leased 12 of the 15 acres to Red Mountain Wine Estates.

“It is our hope that the Port’s West Richland holdings will all be geared toward support of the various wine appellations surrounding our district, and particularly the Red Mountain Appellation,” said Dan Cryer, the Port’s Director of Operations/Airport Manager.

Grant for Guest Dock

The Port recently received a \$144,339 grant from the state’s Interagency Committee for Outdoor Recreation (IAC) to help build a transient dock. The Port’s hopes boaters will use this guest float to visit Clover Island, downtown and the area’s attractions. The Port applied for and received the grant to support the growing boating community of over 10,000 register boaters in the area and local business. This project adds value to the community and enhances the boating experience. The IAC receives funding from unclaimed gas tax from boaters and redistributes it to state and local governments showing a need for boating improvements.

Welcome Ice Harbor Brewing Company!

By early summer, a brew pub will be located on street level of the retail building overlooking the new marina. Ice Harbor Brewing leased the space, and will offer food, beverages and ice. It’s opening will encourage public traffic to the island as well as serve the needs of the island’s marina tenants.

In addition, the marina will offer space for up to 20 boats to dock temporarily. By including this additional mooring, more day boaters will be able to park and walk to the new brew pub or other locations on the island. Ice Harbor anticipates that up to half of their tables could be filled with boaters.

“We are excited to have Ice Harbor Brewing make such a commitment to Clover Island. It is a strong new tenant and fits exactly within the Master Plan for the island,” said Larry Peterson, the Port’s Director of Planning/Development.

Marina Work Underway

The major reconstruction work on the Clover Island Marina is proceeding, with 56 new slips and the day boat dock set to be complete by May. The initial slips will be 30 feet in length. When the marina is complete, there will be 146 slips ranging in size from 30 to 60 feet.

Work on the entire marina is set to be completed by November, six months earlier than scheduled. “When completed, this marina will be a wonderful addition to the community. It will offer slips for those wishing to moor their boats, a dock for day boaters to access the island and it will also address some of the environmental concerns of the old marina,” said Peterson. “The community should be very pleased with what this new marina will provide to residents and visitors to our community.”

Developing assets to create sustainable family wage jobs, user friendly transportation systems, and quality of life enhancements for visitors and residents of the Port of Kennewick.



PORTofKENNEWICK

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Open for Business!