



# PORT OF KENNEWICK SPECIAL COMMISSION MEETING

MARCH 4, 2021 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 President, Commissioner Don Barnes called the Special Commission Meeting to order at 2:02 p.m. via GoToMeeting Teleconference.

## ANNOUNCEMENTS AND ROLL CALL

The following were present:

**Board Members:** Commissioner Don Barnes, President (via telephone)  
Skip Novakovich, Vice-President (via telephone)  
Thomas Moak, Secretary (via telephone)

**Staff Members:** Tim Arntzen, Chief Executive Officer (via telephone)  
Tana Bader Inglima, Deputy Chief Executive Officer (via telephone)  
Amber Hanchette, Director of Real Estate and Operations (via telephone)  
Nick Kooiker, Chief Finance Officer (via telephone)  
Larry Peterson, Director of Planning and Development (via telephone)  
Lisa Schumacher, Special Projects Coordinator  
Bridgette Scott, Executive Assistant (via telephone)  
Lucinda Luke, Port Counsel (via telephone)

## PLEDGE OF ALLEGIANCE

Commissioner Barnes led the Pledge of Allegiance.

## APPROVAL OF THE AGENDA

***MOTION:*** Commissioner Novakovich moved to approve the Agenda as presented; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.

## PUBLIC COMMENT

No comments were made.

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### ***A. Potential Federal Infrastructure/Stimulus Package Project Requests***

Ms. Bader Inglima stated the Port was notified by TRIDEC and the Benton Franklin Council of Governments (BFCOG) that large infrastructure/stimulus packages will be available from President Biden's "Build Back Better" infrastructure plan. While specific details from the plan are still being developed, TRIDEC and BFCOG have requested a list from all jurisdictions regarding any infrastructure related projects they could advocate for at the Senate and House. Senator Murray's office has developed an appropriation request application for significant transportation or infrastructure projects for planning, design, and construction. Ms. Bader Inglima indicated that

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the language in the “Build Back Better” plan focuses on sustainability, clean energy, creation of well-paying jobs, equity and access. Ms. Bader Inglima stated staff pulled together a list of projects for Commission consideration; however, the Commission may pass on the request altogether or suggest another project.

Mr. Arntzen understands this is short notice; however, to meet the deadline of March 15, 2021, staff wanted to get the information to the Commission as soon as possible. Port policies require Commission approval for submission of grants or appropriation matters. Therefore, to allow enough time for the application process, staff requested a Special Meeting for the Commission to discuss the “Build Back Better” plan.

Ms. Bader Inglima stated that including the appropriation application process, Senator Murray’s office would like to discuss the projects to make sure they understand them and are able to move the projects forward.

Mr. Peterson outlined five potential projects that align with the 2021-2022 Work Plan or previous Port projects: (EXHIBIT A)

- Electrical Vehicle Charging Stations: \$240,960
- The Willows infrastructure to expand housing: \$2,416,000
- Columbia Gardens winery production buildings: \$8,960,000
- Vista Field mixed use building: \$10,320,000
- Purchase & remodel J. Lieb Foods Complex: \$47,360,000

Mr. Peterson stated each project meets the criteria outlined in the “Build Back Better” concept.

Commissioner Barnes stated the hangar remodel has been discussed at length and inquired as to why it was left off the list.

Mr. Arntzen stated the Commission directed staff to look at lean uses for the hangars and currently, DPZ is working with a local architectural firm on that project. However, if the Commission would like to consider the hangar remodel as a project for the “Build Back Better” plan, staff will add it to the list.

Commissioner Moak appreciates staff compiling the list for the Commission and inquired if staff has had any conversations with the City of Kennewick regarding the potential projects.

Mr. Peterson spoke with the City Economic Development Coordinator regarding the potential projects and it seems the City is focusing on traditional road infrastructure.

Commissioner Moak inquired if staff is requesting one or multiple projects from the Commission and if there is time for staff to work up the application(s) by the March 15, 2021 deadline.

Mr. Arntzen stated staff has a full workload; however, we recognize the need to be flexible and if a new opportunity presents itself, staff can delay a project or two for a period of time to pursue a worthwhile opportunity. Mr. Arntzen stated it is a policy decision for the Commission to move

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forward on this opportunity with the understanding that it may delay other projects. Mr. Arntzen stated the Commission could prioritize the projects but recognizes there are limitations on staff resources.

Commission and staff discussion ensued regarding the potential “Build Back Better” projects proposed by staff.

## PUBLIC COMMENTS

Stephanie Button, 9 North Mayfield Street, Kennewick. Ms. Button is the Executive Director of the Historic Downtown Kennewick Partnership (HDKP) and is thrilled to hear consideration of these projects, in particular the J. Lieb complex. The HDKP has discussed the J. Lieb complex at length and echoes the Commission sentiment that it is a life-time opportunity which would have a tremendous impact on East Kennewick and the Downtown. HDKP has identified that property as an ideal corridor to better connect the historic core of Downtown to the Waterfront. While HDKP is a small non-profit, we are tenacious and would support the Port in exploring what J. Lieb could do for our community under the “Build Back Better” plan. Additionally, the HDKP has been exploring the Electrical Vehicle charging stations for Downtown Kennewick.

Ken Hohenberg, 3900 South Green Street, Kennewick. Mr. Hohenberg thanked the Commission for the discussion and echoed their comments. Mr. Hohenberg complimented the Port staff for pulling together last minute, potential projects which fall under the “Build Back Better” plan. He believes this is a testament to the leadership, flexibility, and commitment of the Port staff to capitalize on opportunities, not only for the constituents in the Port district, but also for the visitors. Mr. Hohenberg stated these are not small projects but are projects that will pay back big dividends to the area.

Mr. Arntzen stated if the Commission decides to put one or all five projects forward for an application, he will move staff resources to make sure the application is completed to the highest of Port standards. Mr. Arntzen cautioned the Commission that some projects will be paused until the applications are completed.

Commissioner Moak would like to see the following projects move forward for application:

- The Willows Infrastructure;
- The Electronic Vehicle Charging Stations;
- The J. Lieb Complex

Commissioner Barnes concurs with Commissioner Moak’s comments and supports the three projects outlined by Commissioner Moak.

Commissioner Novakovich agrees with his fellow Commissioners and stated with the caveat that staff is not penalized for not meeting other requirements laid out by the Commission.

Commissioner Barnes stated the Commission is giving clear direction to staff to pursue the three projects with the understanding that this may affect current staff workload going forward.

# PORT OF KENNEWICK SPECIAL COMMISSION MEETING

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*It is the consensus of the Commission to move the following projects forward for the “Build Back Better” plan:*

- *The Willows Infrastructure;*
- *The Electronic Vehicle Charging Stations;*
- *The J. Lieb Complex.*

Ms. Bader Inglima stated Senator Murray’s office would like the Port to prioritize the projects if multiple projects are being considered.

Commissioner Barnes inquired if that decision needs to be made today or if staff can reach out to our partners and Senator Murray’s office before the March 9, 2021 Commission Meeting and report back at that time.

Mr. Arntzen believes a few extra days to converse with our partners is not an issue.

## ***B. Non-Scheduled Items***

Ms. Bader Inglima stated TRIDEC will be hosting Coffee with Karl focusing on the Ports, which will be held on Tuesday, March 9, 2021 at 9:00 a.m. Mr. Arntzen will be representing the Port of Kennewick, and representatives from the ports of Benton and Pasco will be also be in attendance.

Mr. Arntzen reported that he has been working on a 2021 staff project memo and believes he will be able to share it with the Commission in April.

Commissioner Novakovich stated Chief Hohenberg will be retiring this year after 40 years of service from the Kennewick Police Department. Chief Hohenberg has been a great supporter of the Port of Kennewick’s efforts to redevelopment of Columbia Drive and Clover Island. This region has become an economically feasible and highly desirable destination because of the Chief’s partnership with the Port. Chief Hohenberg’s association with the Port goes way back from his exercise regime on the island to being named Friend of the Port.

***MOTION:*** *Commissioner Novakovich moved to have staff prepare a Resolution for the March 9, 2021 Commission Meeting for approval, honoring Ken Hohenberg for all he has done for the Port of Kennewick, letting him know we appreciate him, hope he never relinquishes the friendship between us and further encouraging other entities to honor him in a similar manner; Commissioner Barnes seconded.*

## ***Discussion:***

*Commissioner Moak stated Mr. Hohenberg is not retiring for another year and thinks it is premature. Commissioner Moak would like to wait until he retires and hold him accountable for the next year.*

*Commissioner Barnes stated that is a good point and he appreciates Commissioner Moak’s comments.*

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*Commissioner Moak agrees with Commissioner Novakovich's statement; however, he believes we ought to wait until the Chief actually retires, rather than act on his promises to retire.*

***With no further discussion, the vote ensued. All in favor 1 Aye (Commissioner Novakovich), 1 Nay (Commissioner Barnes), 1 Abstain (Commissioner Moak) 1:1:1***

Commissioner Barnes noted for the record that there was overall support for a Resolution but on a technicality, reserve a formal Resolution for when Chief Hohenberg retires.

## PUBLIC COMMENTS

Ken Hohenberg, 3900 South Green Street, Kennewick. Mr. Hohenberg thanked the Commission for the kind words and stated this year will fly by. Thank you for the kind words.

Commissioner Barnes thanked Mr. Hohenberg for his work and service to the community and for his attendance and comments today.

No further comments were made.

## COMMISSION COMMENTS

No comments were made.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:45 p.m.

***APPROVED:***

### PORT of KENNEWICK BOARD of COMMISSIONERS

DocuSigned by:

*DN Barnes*

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*Don Barnes, President*

DocuSigned by:

*Skip Novakovich*

0E53A30E1C8E442...

*Skip Novakovich, Vice President*

DocuSigned by:

**Thomas Moak**

A35176A2D2CD413...

*Thomas Moak, Secretary*

The March 4, 2021 Special Commission Meeting Minutes were Approved by the Port of Kennewick Commissioners on March 23, 2021 at the Regular Commission Business Meeting and signed with an Electronic Signature Per Resolution 2021-01, Adoption of Electronic & Digital Signature at the Port of Kennewick.

**Biden's "Build Back Better" Infrastructure Plan:**

According to the "Build Back Better" Plan, President Biden aims to overhaul the nation's infrastructure in order to make it more sustainable, equitable, and efficient. Additionally, Biden has signed an executive order to ensure the nation is investing in infrastructure, manufacturing, and innovation that is 'Made in America'. In his detailed campaign infrastructure plan, Biden lays out the following issues as urgent priorities:

- Modern infrastructure
- Schools
  - o Improve indoor air quality and ventilation, access to clean water
  - o Climate-resilient campuses
  - o Green space, clean air, energy-efficient labs and buildings
  - o Upgrade childcare facilities to eliminate lead and mold toxins
- Weatherized and energy-efficient homes and buildings
  - o Weatherizing 2 million homes over 4 years
  - o Upgrade 4 million offices, warehouses, public buildings
- Housing development
  - o Invest in low-income areas
  - o Incentivize smart regional planning to connect housing, transit and jobs
  - o Mitigate climate impact of urban sprawl
  - o Common sense zoning and building codes
- Public transportation
  - o Airports
  - o Ferries
  - o Ports
  - o Roads and bridges
    - In coastal and wetland areas to withstand extreme weather and being washed out
    - Smart roads

- Rails
  - Will use existing federal grant and loan programs from DOT, improve and streamline loan process
  - Work with Amtrak and private freight rail companies to electrify the rail system
  - Passenger rail
    - Start with Northeast Corridor on higher speed rail + build Hudson River Tunnel
    - California High Speed Rail
    - Expand Northeast Corridor to the Southeast
    - End-to-end high speed rail system to connect the coasts through the Midwest and Great West
  - Freight rail:
    - Bridge that connects Oregon and Washington State
    - Complete CREATE project in Chicago
    - Others like these^^
- Maritime transport
  - Jones Act (included in the Executive Order for Made in America)
- Municipal transit
  - All Americans in municipalities of >100,000 people will have quality public transport by 2030
  - Use federal investment to install light rail networks and improve existing bus systems
  - Improve infrastructure for pedestrians, cyclists, micro-mobility vehicles
- Auto infrastructure
  - 500,000 electric vehicle charging stations by 2030
  - High quality workforce training ✂ Electric Vehicle Infrastructure Training Program (EVITP)
- Water systems

- Repair of water pipelines and sewer systems, replacement of lead service pipes
  - Upgrade treatment plants
  - Integration of efficiency and water quality monitoring technology
  - Protecting watersheds and clean water infrastructure
  - Establish systems to monitor and eliminate lead and other contaminants in drinking water supply
  - Hold polluters accountable
- Conservation
  - Invest in research and technology regarding: fire-resistant forests, restoring wetlands, repairing irrigation systems, planting millions of trees, protecting coastal ecosystems, building hiking and biking trails, protecting biodiversity
- Clean energy
  - Battery storage and transmission infrastructure to reduce bottlenecks
  - Plugging abandoned oil and natural gas wells and reclaiming abandoned coal, hardrock and uranium mines
- Energy grids
  - Must be equitable
  - Smart grids that are more resilient to cyber attacks
- Universal broadband
  - Wireless broadband via 5G to every American
  - Focus on equity and access
    - POC, rural areas
- Creation of Advanced Research Projects Agency on Climate – goals:
  - Grid-scale storage at 1/10 the cost of lithium-ion batteries
  - Nuclear reactors that are smaller, safer and ½ cost at current
  - Clean refrigeration and air conditioning
  - Zero net energy buildings at zero cost



- Using renewables to produce carbon free hydrogen at a lower cost than hydrogen from shale gas
    - Technologies such as next gen. electrolyzers
  - Carbon-neutral construction materials
  - Decarbonizing food and agriculture sectors through soil management and agricultural techniques
  - Capturing carbon dioxide in the air and sequestering it deep underground or recycling it into things like cement
- Climate resiliency in defense
- Climate-related events caused \$8 billion to DOD in 2019
  - Work with Secretaries of Defense and Energy to inventory specific vulnerabilities in infrastructure and mitigate them

\*Aside from the topics listed above, I noticed in the language a consistent focus on sustainability and clean energy, the creation of well-paying jobs with the option to unionize, equity and access, and ensuring 'Made in America' laws. Nearly every aspect of the plan could be brought back to these four central focuses.

\*Other sources not already linked above:

<https://joebiden.com/climate-plan/>

<https://joebiden.com/made-in-america/>

<https://subscriber.politicopro.com/article/2021/01/bidens-narrow-path-to-an-infrastructure-dream-2027816>

March 3, 2021 @ 1:15pm (L. Peterson)

"BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal  
Electric Vehicle Charging Stations - Waterfront District & Vista Field  
{Design, Construction & Admin}

**WHAT:** Electric Vehicle (EV) charging stations at various locations with the Historic Water Front District and Vista Field Redevelopment as follows:  
Columbia Gardens, (2) EV stations in the Cedar Street parking lot, (2) EV stations within the 421 Winey building complex;  
Clover Island (2) EV stations in Port admin/ Ice Harbor parking lot, (2) EV stations in Gathering Place parking lot;  
Vista Field (2) EV stations within the Hangar taxi-lane parking lot;

**WHY:** Provision of EV stations on Port properties allows and encourages the usage of electric vehicles within the community. Providing this infrastructure also enhances the utilization/visitation of businesses in proximity to the EV stations as many EV owners seek and support sites/business which provide this service.

**BBB Elements:** Ten (10) Electric Vehicle Charging Stations

Complements multi-jurisdictional efforts to improve the Downtown/Historic Waterfront District AND Vista Field  
Enhances opportunities within a federally-designated Opportunity Zone

**Building & Site:** Historic Waterfront District (Clover Island & Columbia Gardens) and Vista Field Redevelopment  
Estimate (10) Stations x \$15,000 per station (charging EQ approx. \$4,000 with remainder dependent upon electrical availability and pavement restoration)

CONSTRUCTION		SOFT COSTS		EQUIPMENT	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
per Station		25.00%				(percent of Sub-Total)	25.00%	
						3.00%		
10 EV x	\$10,000 =	\$100,000 +	\$25,000 +	\$32,000 =	\$157,000 +	\$4,710 +	\$39,250 =	\$200,960
10 EV x	\$12,500 =	\$125,000 +	\$31,250 +	\$32,000 =	\$188,250 +	\$5,648 +	\$47,063 =	\$240,960
10 EV x	\$15,000 =	\$150,000 +	\$37,500 +	\$32,000 =	\$219,500 +	\$6,585 +	\$54,875 =	\$280,960
10 EV x	\$20,000 =	\$200,000 +	\$50,000 +	\$32,000 =	\$282,000 +	\$8,460 +	\$70,500 =	\$360,960



"BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal

The Willows - Infrastructure to expand Housing in Distressed Area

{Design, Construction & Admin}

**WHAT:** The Willows Infrastructure project will create shovel-ready parcels for expanded housing and business/employment opportunities within a distressed area that has been designated as a federal Opportunity Zone in east Kennewick. The project will construct water, sewer, storm drainage, roads, parking, lights, landscaping and appurtenances to create shovel ready lots in The Willows—a 6.7-acre site owned by the Port of Kennewick and zoned as Urban Mixed Use by City of Kennewick. The project will implement smart regional planning to incorporate transit connections, as well as bike and pedestrian pathways to connect The Willows site with the greater Bi-County region.

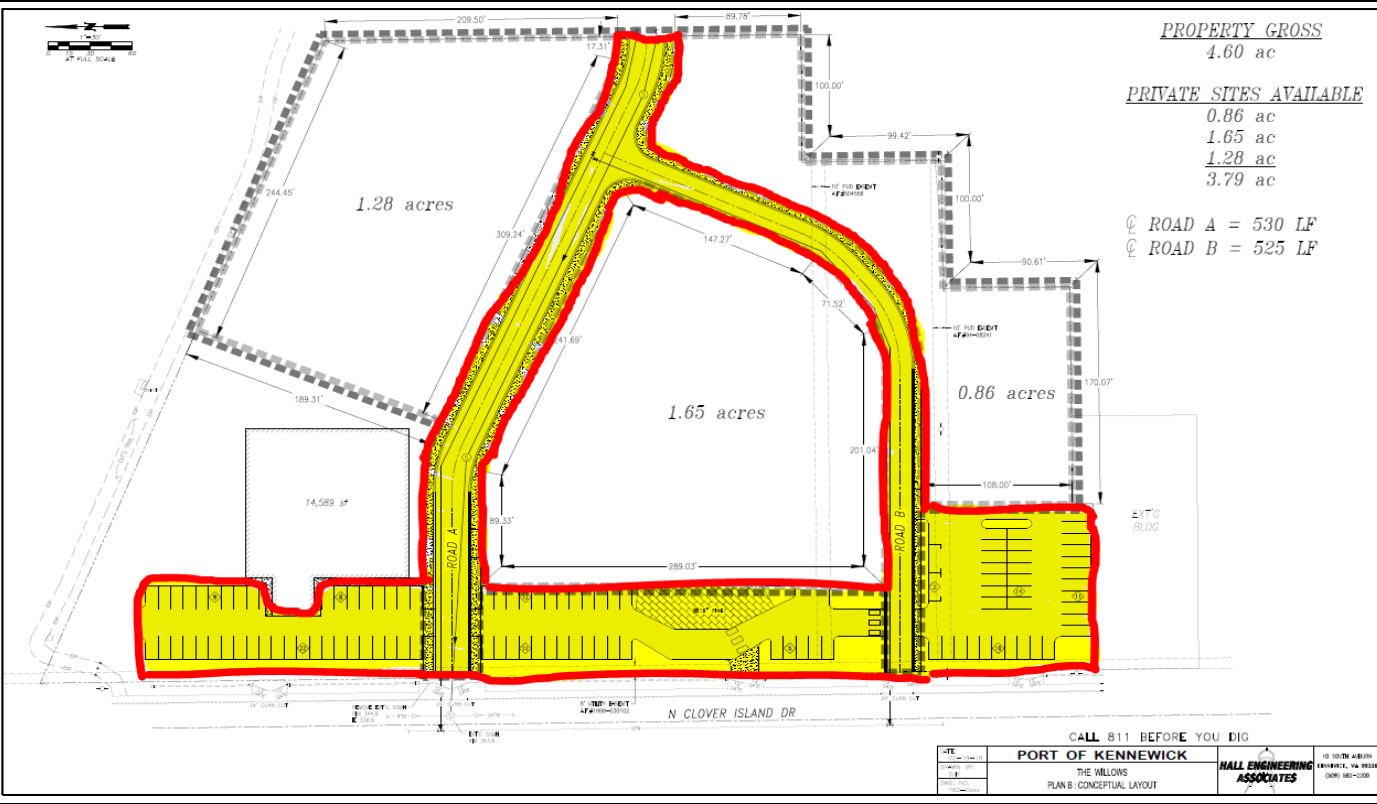
**WHY:** The Willows Infrastructure Project builds upon previous collaborative multi-jurisdictional (port & city, and community-driven master-planning) endeavors to increase the economic resiliency of the surrounding low-income, distressed neighborhood. The Willows is also an in-fill project which takes advantage of the existing surrounding roads, utilities, and other urban services; protects and improves urban waters and the physical environment; protects farmland; and mitigates climate impact from urban sprawl.

**BBB Elements:** Provides for housing options and investment in a distressed area  
Incentivizes smart regional planning to connect housing, transit and job  
Mitigates climate impact of urban sprawl  
Common sense zoning and building codes—all new urban mixed-use created for this area!  
Four (4) Electric Vehicle Charging Stations

Complements multi-jurisdictional efforts to improve the Downtown/Historic Waterfront District  
Business and jobs within a federally-designated Opportunity Zone  
Provides opportunities for women, minority and businesses of color

**Building & Site:** 1,050LF roadway, sidewalks & utilities and 105 parking spaces  
Construction estimate based upon \$500LF roadway [(1,050 x \$800LF = \$840,000) + (105 spaces x \$ 6,000 per space = \$630,000) = **\$1,470,000**

CONSTRUCTION	SOFT COSTS	EQUIPMENT	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
	25.00%			(percent of Sub-Total) 3.00%	25.00%	
1 Lump Sum = \$1,250,000 +	\$312,500 +	\$50,000 =	\$1,612,500 +	\$48,375 +	\$403,125 =	\$2,064,000
1 Lump Sum = \$1,350,000 +	\$337,500 +	\$50,000 =	\$1,737,500 +	\$52,125 +	\$434,375 =	\$2,224,000
1 Lump Sum = \$1,470,000 +	\$367,500 +	\$50,000 =	\$1,887,500 +	\$56,625 +	\$471,875 =	\$2,416,000
1 Lump Sum = \$1,500,000 +	\$375,000 +	\$50,000 =	\$1,925,000 +	\$57,750 +	\$481,250 =	\$2,464,000



# "BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal

## Columbia Gardens - Winery Production Buildings

{Design, Construction, Admin & Equipment}

### WHAT:

Construction of two wine production buildings with tasting rooms at 320 E. Columbia Gardens within the Columbia Gardens Wine & Artisan Village. Buildings sizes to be 4,500SF± and 5,500SF± with 66%-75% allocated to production and 25%-33% for tasting room and retail space.

**WHY:** Value-added agriculture manufacturing activities yielding wine support the local growers, suppliers and results in enhanced economic activity and vibrancy within an Opportunity Zone. Providing buildings and equipment would allow multiple opportunities for small and ethnically diverse businesses to startup and operate in a "cluster" format which is proven to generate synergy.

**BBB Elements:** Building design utilizing thermal mass wall and roof concept resulting in superior shelf qualities that significantly reduce energy inputs

Construction to utilize energy efficient windows and doors systems

Construction to utilize energy efficient HVAC and lighting systems equipment with energy efficient systems

Utilization of Bio-Filter systems to pre-treat wine effluent prior to discharging to municipal industrial sewer system

Inclusion of 2 electric vehicle charging stations

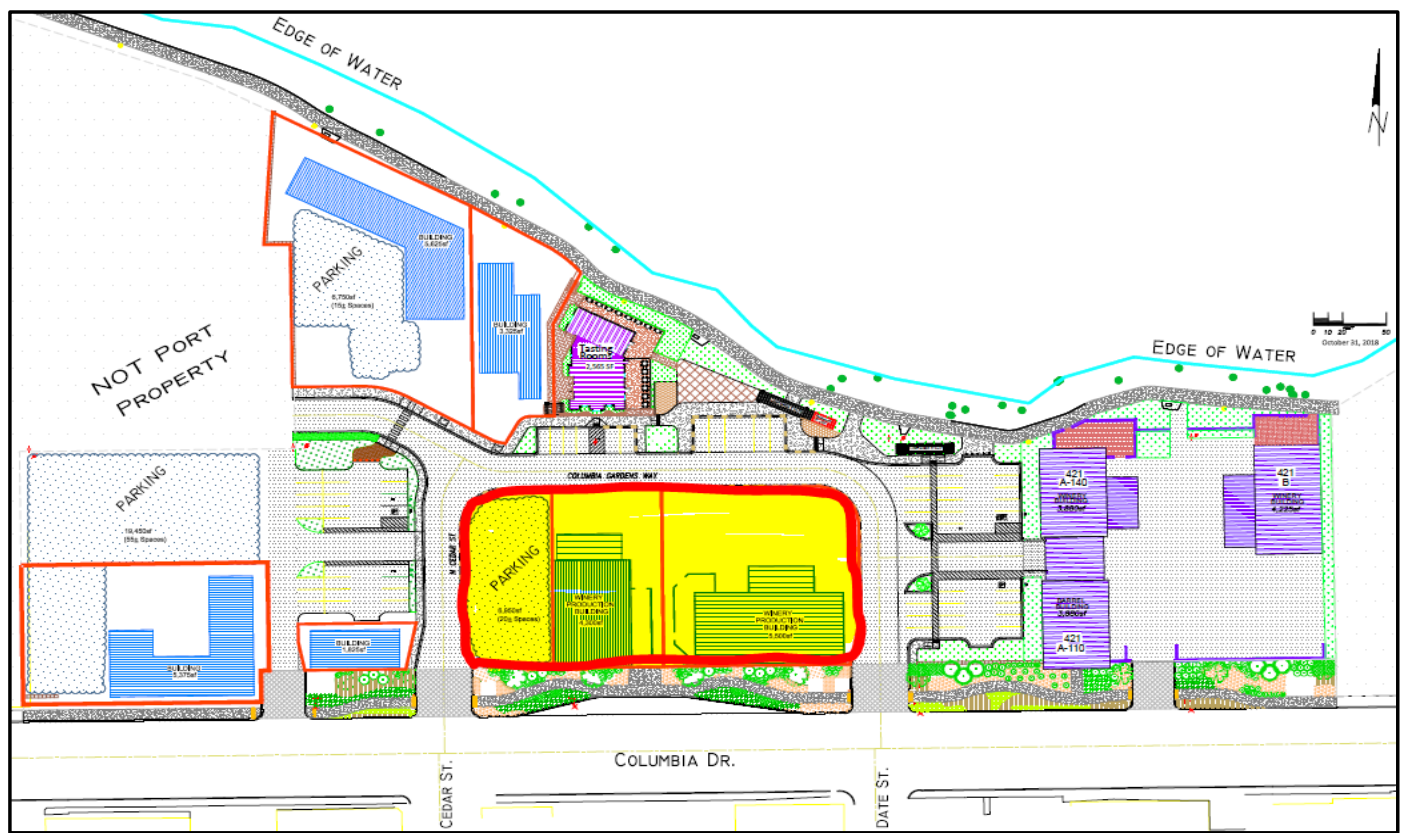
Business and jobs within a federally-designated Opportunity Zone

Complements City and HDKP efforts to enhance Downtown and connect with the Historic Water Front District

Provides opportunities for women, minority and businesses of color

**Building & Site:** 10,000SF± in two buildings with 20 parking spaces on .85 Acres

BUILDING	CONSTRUCTION	SOFT COSTS	EQUIPMENT	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
	per SF	25.00%			(percent of Sub-Total)	25.00%	
		3.00%					
10,000 sf x	\$400 = \$4,000,000 +	\$1,000,000 +	\$750,000 =	\$5,750,000 +	\$172,500 +	\$1,437,500 =	\$7,360,000
10,000 sf x	\$450 = \$4,500,000 +	\$1,125,000 +	\$750,000 =	\$6,375,000 +	\$191,250 +	\$1,593,750 =	\$8,160,000
10,000 sf x	\$500 = \$5,000,000 +	\$1,250,000 +	\$750,000 =	\$7,000,000 +	\$210,000 +	\$1,750,000 =	\$8,960,000
10,000 sf x	\$550 = \$5,500,000 +	\$1,375,000 +	\$750,000 =	\$7,625,000 +	\$228,750 +	\$1,906,250 =	\$9,760,000





# "BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal

## Vista Field Redevelopment - Mixed Use Building

{Design, Construction, Admin & Equipment}

**WHAT:** Construction of a two-story mixed use building at the NE corner of Azure Drive & Constellation Way within the heart of the Vista Field Redevelopment project. Main floor configured/demised 7,500SF± to support small business and start up retail and service businesses. Second floor 5,000SF± arraigned to provide administrative support space from ground floor activities.

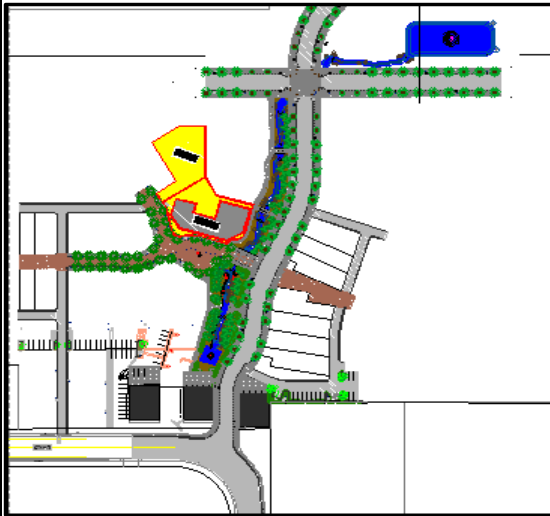
**WHY:** Mixed use infill development at the Vista Field site results in space from small and startup businesses that are otherwise precluded from forming due to the significant cost and challenges of construction their own space. Vista Field redevelopment is an in-fill project based upon the principles of New Urbanism, which provides an option to the typical urban sprawl found in the Tri-Cities and Eastern Washington.

**BBB Elements:** Building design to incorporate passive solar heating and insulation levels to reduce energy inputs  
Construction to utilize energy efficient windows and doors systems  
Construction to utilize energy efficient HVAC and lighting systems equipment with energy efficient systems  
Inclusion of 2 electric vehicle charging stations

Business and jobs within a federally-designated Opportunity Zone  
Complements Port, City and Benton County efforts to create a pedestrian friendly, inclusive community within the heart of the city  
Provides opportunities for women, minority and businesses of color

**Building & Site:** 12,500SF± on two levels with 25 parking spaces on .65 Acres

BUILDING	CONSTRUCTION	SOFT COSTS	EQUIPMENT	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
	<i>per SF</i>	<i>25.00%</i>			<i>(percent of Sub-Total)</i>		
					<i>3.00%</i>	<i>25.00%</i>	
12,500 sf x \$400 =	\$5,000,000 +	\$1,250,000 +	\$250,000 =	<b>\$6,500,000 +</b>	\$195,000 +	\$1,625,000 =	<b>\$8,320,000</b>
12,500 sf x \$450 =	\$5,625,000 +	\$1,406,250 +	\$250,000 =	<b>\$7,281,250 +</b>	\$218,438 +	\$1,820,313 =	<b>\$9,320,000</b>
12,500 sf x \$500 =	<b>\$6,250,000 +</b>	<b>\$1,562,500 +</b>	\$250,000 =	<b>\$8,062,500 +</b>	<b>\$241,875 +</b>	<b>\$2,015,625 =</b>	<b>\$10,320,000</b>
12,500 sf x \$550 =	\$6,875,000 +	\$1,718,750 +	\$250,000 =	<b>\$8,843,750 +</b>	\$265,313 +	\$2,210,938 =	<b>\$11,320,000</b>



March 3, 2021 @ 11:45am [L. Peterson]

## "BUILD BACK BETTER" Infrastructure Bill - Conceptual Proposal

### J. Lieb Foods Complex - Food & Beverage Manufacturing Cluster

{Acquisition, Design, Remodel, Admin & Operational Startup}

**WHAT:** Acquisition and Remodel of the former J. Lieb Foods "complex" at 10 East Bruneau Street into a specialty food and beverage small business manufacturing cluster. Potential Uses include Breweries, Distilleries, Wineries, Cheese (caseiculture), Salsas & Spices, Vinegar & Oils, Bakery, Butcher as well as retail sales of specialty foods including a cluster of ethnic grocery stores. Remodel a majority of the building complex, demolish a portion and construct parking lots and outdoor gathering spaces to serve the food & beverage business cluster.

**WHY:** Manufacturing activities at the ceased in March 2019 when J. Lieb Foods closed the plant and eliminate 40 manufacturing jobs. Prior to J. Lieb Welch's operated the facility with 165 employees until 2006. The loss of these manufacturing jobs has created a "hole" in the downtown taking both economic activity and vibrancy from the area. Reuse as proposed would allow multiple opportunities for small and ethnically diverse businesses to startup and operate in a "cluster" format which is proven to generate synergy.

**BBB Elements:** Replacement of all HVAC equipment with energy efficient systems  
Replacement of all lighting components with energy efficient systems  
Replacement of all windows and enhance insulation to reduce energy consumption  
Pretreat all Waster Water prior to discharge to the municipal sewer system  
Inclusion of 4 electric vehicle charging stations

Business and jobs within a federally-designated Opportunity Zone  
Complements City and HDKP efforts to enhance Downtown and connect with the Historic Water Front District  
Provides opportunities for women, minority and businesses of color

**Building & Site:** 209,000SF+ (of which 56,000SF is refrigerated) on 7.73 Acres, built in the 1950's

**Prior Users:** Welch's, 165 employees until 2006  
J. Lieb Food, 40 employees, 2007-March 2019


BUILDING	REMODEL COST	SOFT COSTS	PURCHASE	SUB-TOTAL	ADMIN	CONTINGENCY	TOTAL
	<i>per SF</i>	<i>25.00%</i>			<i>(percent of Sub-Total)</i>	<i>25.00%</i>	
					<i>3.00%</i>		
120,000 sf x \$100 =	\$12,000,000 +	\$3,000,000 +	\$3,250,000 =	\$18,250,000 +	\$547,500 +	\$4,562,500 =	\$23,360,000
120,000 sf x \$200 =	\$24,000,000 +	\$6,000,000 +	\$3,250,000 =	\$33,250,000 +	\$997,500 +	\$8,312,500 =	\$42,560,000
120,000 sf x \$225 =	\$27,000,000 +	\$6,750,000 +	\$3,250,000 =	\$37,000,000 +	\$1,110,000 +	\$9,250,000 =	\$47,360,000
120,000 sf x \$250 =	\$30,000,000 +	\$7,500,000 +	\$3,250,000 =	\$40,750,000 +	\$1,222,500 +	\$10,187,500 =	\$52,160,000

23544  
10 E BRUNEAU AVE

REFRESCO BEVERAGES US INC.  
C/O INDUSTRIAL VALUATION SERVICES, PO BOX  
92108  
AUSTIN, TX 78709

Total Market Value  
\$2,542,030

No Photo Available



1 of 2

Overview Buildings Land Sales More ▾ My Community Auditor Documents More ▾

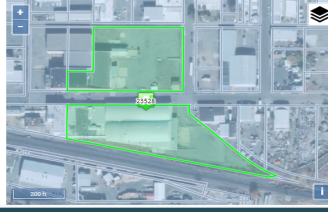
Key Information				Assessment Details	
Parcel # / Geo ID	10680203000102	Use Code	21 Manufacturing - Food	Improvement Homestead Value	\$0
Township	08	Section	06	Improvement Non-Homestead Value	\$2,405,750
Range	30	Legal Acres	2	Land Homestead Value	\$0
Neighborhood	620100	Subdivision / Section	973	Land Non-Homestead Value	\$136,280
Land Size Acres	1.7943	Land Size Sq Foot	78120.00	Market Value	\$2,542,030

23528  
UNDETERMINED

REFRESCO BEVERAGES US INC.  
C/O INDUSTRIAL VALUATION SERVICES, PO BOX  
92108  
AUSTIN, TX 78709

Total Market Value  
\$267,120

No Photo Available



Overview Buildings Land Sales More ▾ My Community Auditor Documents More ▾

Key Information				Assessment Details	
Parcel # / Geo ID	10680202000800	Use Code	21 Manufacturing - Food	Improvement Homestead Value	\$0
Township	08	Section	06	Improvement Non-Homestead Value	\$0
Range	30	Legal Acres	5	Land Homestead Value	\$0
Neighborhood	620100	Subdivision / Section	874	Land Non-Homestead Value	\$267,120
Land Size Acres	5.4900	Land Size Sq Foot	239144.00	Market Value	\$267,120