

Port of Kennewick Commission Chambers will be open to the public during Commission Meetings.  
However, the Port will continue to use GoToMeeting to provide remote access,  
and Commissioners and the Port team will attend remotely.

A GoToMeeting has been arranged to enable the public to listen and make public comments remotely.

To participate remotely, please call in at: 1-866-899-4679, Access Code: 685-463-805

Or, join on-line at the following link: <https://meet.goto.com/685463805>

## **AGENDA**

### ***Port of Kennewick***

### ***Regular Commission Business Meeting***

*Port of Kennewick Commission Chambers (via GoToMeeting)*

*350 Clover Island Drive, Suite 200, Kennewick Washington*

June 28, 2022

2:00 p.m.

- I. CALL TO ORDER**
- II. ANNOUNCEMENTS AND ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF AGENDA**
- V. PUBLIC COMMENT** *(Please state your name for the public record)*
- VI. CONSENT AGENDA**
  - A. Approval of Direct Deposit and ePayments Dated June 15, 2022
  - B. Approval of Warrant Register Dated June 28, 2022
  - C. Approval of Regular Commission Meeting Minutes June 14, 2022
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Kennewick Waterfront
    - 1. Willows and Cable Greens; Resolution 2022-17 (**AMBER**)
  - B. Vista Field Development Building A (**AMBER**)
  - C. Executive Session – Potential Purchase (**CAROLYN**)
  - D. Commission meetings (formal and informal meetings with groups or individuals)
  - E. Non-Scheduled Items  
(**LISA/BRIDGETTE/TANA/NICK/LARRY/AMBER/CAROLYN/TIM/KEN/TOM/SKIP**)
- VIII. PUBLIC COMMENT** *(Please state your name for the public record)*
- IX. EXECUTIVE SESSION** *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*
  - a. Real Estate, Minimum Price, per RCW 42.30.110(1)(b)

- X. ADJOURNMENT**

***PLEASE SILENCE ALL NOISE MAKING DEVICES***





# PORT OF KENNEWICK REGULAR COMMISSION MEETING

**DRAFT**

**JUNE 14, 2022 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 Skip Novakovich called the Regular Commission Meeting to order at 2:00 p.m. via GoToMeeting Teleconference.

## **ANNOUNCEMENTS AND ROLL CALL**

**The following were present:**

**Board Members:** Skip Novakovich, President (via telephone)  
Kenneth Hohenberg, 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)  
Nick Kooiker, Chief Finance Officer (via telephone)  
Larry Peterson, Director of Planning and Development (via telephone)  
Amber Hanchette, Director of Real Estate and Operations  
Lisa Schumacher, Special Projects Coordinator  
Bridgette Scott, Executive Assistant (via telephone)  
Carolyn Lake, Port Counsel (via telephone))

## **PLEDGE OF ALLEGIANCE**

Commissioner Novakovich led the Pledge of Allegiance.

## **APPROVAL OF THE AGENDA**

***MOTION:*** Commissioner Hohenberg 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.

## **CONSENT AGENDA**

***A. Approval of Direct Deposit and E-Payments Dated June 2, 2022***

Direct Deposit and E-Payments totaling \$98,092.19

***B. Approval of Warrant Register Dated June 14, 2022***

Expense Fund Voucher Number 103819 through 103877 for a grand total of \$199,387.34

***C. Approval of Regular Commission Meeting Minutes May 24, 2022***

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

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 14, 2022 MINUTES

**DRAFT**

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## PRESENTATION

### ***A. Columbia Gardens Wine and Artisan Village Summer Saturday Night Market Events***

Ms. Hanchette introduced David Phongsa, who has been working as the Port's mobile vendor coordinator at the Columbia Gardens food truck plaza. Mr. Phongsa has been a great bridge between the food truck vendors, the wineries, and Historic Downtown Kennewick.

Mr. Phongsa presented recent photos (*Exhibit A*) from the very first Columbia Gardens Wine and Artisan Village Summer Saturday Night Market in June promoting Columbia Gardens. There were over 20 local vendors, including the food trucks and wineries and over 1,000 people attending. Mr. Phongsa stated the event will also be held one Saturday each month in July and August.

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### ***A. Kennewick Waterfront***

#### ***1. Wine and Artisan Village Hours of Operation***

Mr. Arntzen received a question recently regarding the hours of operation for the food truck plaza and wineries. Mr. Arntzen inquired if the Commission wants to continue to have some parameters for the vendors related to operating hours?

Ms. Hanchette and the food truck vendors met in March to discuss a minimum structure for operation at the food truck plaza. Ms. Hanchette outlined the frequently asked questions (*Exhibit B*) and stated the minimum operating requirements are four days a week for four hours a day, which do not need to be consecutive.

Commission and staff discussion ensued regarding the hours of operations and the minimum requirements.

Mr. Arntzen reiterated the Commission's comments and confirmed that the Commission indicated an adherence to the Port rules and stated it appears that our rules tend to create additional vibrancy.

Commissioner Moak stated the more trucks we have in the plaza, the more opportunity to create vibrancy and the type of atmosphere the Saturday Market provided. He thinks if people see open trucks, it helps everyone and the surrounding businesses. If a vendor does not want to commit to 16 hours a week, then we should find another vendor.

Commissioner Hohenberg stated yes, he believes the cost pricing, amenities, and flexibility provided is a good value for the vendors and it is an opportunity for the Port to continue to build vibrancy.

#### ***2. Pipeworks Purchase and Sale Update***

Ms. Hanchette gave a brief update on the Pipeworks purchase and sale agreement and presented renderings for the building (*Exhibit C*) and anticipates closing June 30, 2022. Pipeworks is currently working with our town architect, Michael Dale of Meier Architecture on the Urban Mixed Use Zoning specifications.



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 14, 2022 MINUTES

**DRAFT**

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## ***B. Vista Field***

### ***1. Grand Opening June 16, 2022***

Ms. Bader Inglima provided a brief update of the grand opening events for Vista Field scheduled for June 16, 2022.

## ***C. City of West Richland***

Commissioner Novakovich recently met with Brent Gerry, Mayor of West Richland and Roscoe Slade, Public Works Director to discuss past and potential future partnerships (*Exhibit D*).

## ***D. Commission Retreat***

Mr. Arntzen stated it was brought to his attention that this year would be a good time to have a Commission Retreat, to discuss current and potential projects and the upcoming 2023-2024 Work Plan. The last Commission retreat/workshop was in 2016, when the Port updated the Comprehensive Scheme. Mr. Arntzen inquired if the Commission is interested in holding a retreat/workshop.

Commissioner Hohenberg is fully supportive of having a retreat and likes the idea of doing it around the 2023-2024 Work Plan.

Commissioner Moak supports a strategic retreat centering around the 2023-2024 Workplan and other Port priorities.

Commissioner Novakovich is supportive of having a retreat as well to discuss the future and other priorities.

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

Commissioners reported on their respective committee meetings.

## ***F. Non-Scheduled Items***

Mr. Peterson will be making a presentation tonight to the Kennewick City Council on Vista Field.

Mr. Arntzen stated the Cable Bridge lighting project is gaining momentum and the group has been working with the Tri-Cities Rivershore Enhancement Council and is now working with Visit Tri-Cities. Mr. Arntzen recently discussed the project with Michael Novakovich, the CEO of Visit Tri-Cities and offered the Port's support on the implementation of this project. Mr. Arntzen did not make any commitments, but stated the Port was open to a reasonable financial contribution.

Mr. Arntzen reported that John Waite, who will be performing at the Vista Field Grand Opening, will be on KONA Radio at 8:45 a.m., Wednesday, June 15, 2022, for an interview with AJ Brewster.

Commissioner Hohenberg has been coming to Clover Island for several years and since the shoreline enhancement project was completed, he has seen more activity and visitors on the island. Commissioner Hohenberg stated Clover Island Inn is kicking off their summer events this week

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 14, 2022 MINUTES

**DRAFT**

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and understands there has been discussion or thought related to a stage at the east end of the island. Commissioner Hohenberg believes the Port could finish off the shoreline restoration where it ended, unless there is property available for lease, in which someone could build on the existing space. Commissioner Hohenberg would like to enhance the parking lot and stage and perhaps additional landscape and inquired if Mr. Arntzen could update the Commission on where we have been and what we can do on the east end of the island.

Mr. Arntzen stated the Port has been discussing a stage for over a decade and he understands there is renewed interest by the hotel ownership group. It might be time to reassess the possibility of a stage and Mr. Arntzen stated the Port has done some things to stabilize the shoreline and there is some potential to do some upland enhancements. Mr. Arntzen stated if the Commission would like to make a stage a priority, this would be a good opportunity to fold into the Workplan and look at cost estimating; however, we would need to prioritize the Port's resources.

Commissioner Novakovich stated he has had discussions with the hotel ownership group related to a stage and they are willing to partner with the Port. Commissioner Novakovich likes Commissioner Hohenberg's suggestion of finishing off the landscaping on the east end as well.

Commissioner Novakovich inquired if Mr. Arntzen had any updates regarding the Commission policies update.

Mr. Arntzen needs to meet with Ms. Lake to discuss the policies further and will report back at a future Commission Meeting.

Commissioner Novakovich stated Commissioner Hohenberg has conflicts related to the Historic Downtown Kennewick Partnership (HDKP) Board and inquired if Commissioner Moak would be willing to serve on the HDKP Board.

Commissioner Hohenberg stated the meeting times have been a challenge and it makes sense that Commissioner Moak serves on the HDKP Board, as it is in his district. Commissioner Hohenberg will continue to support the HDKP.

Commissioner Novakovich inquired if Commissioner Moak would be willing to accept that position and serve on the HDKP Board.

Commissioner Moak will serve on the HDKP Board.

## **PUBLIC COMMENTS**

No comments were made.

## **COMMISSION COMMENTS**

No comments were made.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 14, 2022 MINUTES

**DRAFT**

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## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:30 p.m.

## ***APPROVED:***

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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*Skip Novakovich, President*

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*Kenneth Hohenberg, Vice President*

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*Thomas Moak, Secretary*



A vibrant poster for the Summer Saturdays Night Market. The background is a gradient of purple and blue, suggesting a night sky. Yellow string lights are draped across the top. The text is in various colors and fonts, with the main title in large, bold, white letters. The bottom features a colorful illustration of a market scene with tents, a food truck, and people.

**04**  
JUNE

**09**  
JULY

COLUMBIA GARDENS  
WINE & ARTISAN VILLAGE  
PRESENTS

**SUMMER  
SATURDAYS**

CRAFTS AND STREET FOOD MARKET

**NIGHT MARKET**

**4 PM - 8 PM**  
FREE | ALL AGES EVENT  
325 E COLUMBIA DRIVE,  
KENNEWICK, WA 99336

**13**  
AUG

**24**  
SEPT



































# Thank you



COLUMBIA GARDENS  
WINE AND ARTISAN VILLAGE

COLUMBIA GARDENS FOOD TRUCK PLAZA  
FREQUENTLY ASKED QUESTIONS

**How much is the rent?**

\$300.00 per month, meeting minimum operating requirements.  
\$20.00 day rate

**What are the minimum operating requirements?**

Tenant's food truck days and hours of operation will be on a schedule subject to Landlord approval. Tenants' operating less than four (4) days per week and four (4) cumulative hours per day in the food truck plaza are subject to sharing mobile vendor space with another Tenant at Landlord's discretion.

**Are the utilities included?**

Yes. You have access to potable water, grey water sewer dump, dumpster, recycling, grease dump station and 50-amp power pedestal.

**Can I leave my food truck when we are not open?**

Pop up vendors may leave their food truck in the space if they are open the next day. Tenant's that meet the minimum operating requirements may keep their food truck in the space when closed.

**What if I can't be open due to very hot weather?**

- Post on social media to let your customers know that you are closed.
- For safety reasons, tenants will be encouraged to adjust hours of operation to early or later in the day to avoid peak heat of day. It is understandable that not all trucks and trailers are equipped to handle extreme heat conditions. For prolonged closures of more than three days due to extreme heat conditions, tenant will temporarily remove mobile unit from space and a hot weather vendor (ice cream, shave ice, etc.) will be located to fill the void.

**What if I have a catering or event, can I leave and come back?**

Yes, outside of committed days and hours of operation.



# Pipeworks LLC / Swampy's BBQ

215 E. Columbia Drive, Kennewick

Columbia Gardens Wine & Artisan Village



# Pipeworks LLC / Swampy's BBQ

215 E. Columbia Drive, Kennewick

Columbia Gardens Wine & Artisan Village





**Bridgette Scott**

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**Subject:** FW: Follow up Request**Importance:** High**From:** Roscoe Slade <[roscoe@westrichland.org](mailto:roscoe@westrichland.org)>**Sent:** Monday, June 6, 2022 10:00 AM**To:** Skip Novakovich <[skip@portofkennewick.org](mailto:skip@portofkennewick.org)>**Cc:** Brent Gerry <[bgerry@westrichland.org](mailto:bgerry@westrichland.org)>**Subject:** Follow up Request**Importance:** High

Port Commissioner Novakovich,

Please thank Port staff and commissioners for their continued support and past partnerships with the City of West Richland. I look forward to our next partnerships.

Thanks again for meeting with Brent and I on June 3 to discuss the successes of our past partnerships and potential future partnerships between West Richland and the Port of Kennewick. We covered a lot in our meeting so I thought it would be helpful to provide a summary on the status of our last partnership; the City's purchase of the former Tri-City Raceway Property from the Port of Kennewick for the construction of a new Police Facility leaving the balance of the property available for future economic development purposes. The Port Commissioners discounting the sale price of the 92.61 acres from \$3,000,000 to \$1,816,000 was the catalyst that kick-started the property's current development status and overall success. The City of West Richland closed on the sale of the property on December 27, 2019. Since that time while dealing with the COVID-19 pandemic the following was accomplished by the City:

- 1) May 2022, West Richland completed effort with Ecology and Benton County Conservancy Board to add the existing raceway well as an additional point of withdrawal for West Richland's existing water rights. Well will be utilized to provide irrigation water for raceway, new Police Facility and Benton REA's future HQ facility landscaping.
- 2) April 2022, West Richland executed an agreement with WSDOT for West Richland's engineering staff to take over the design and construction administration of the \$26M SR 224 / Red Mountain Transportation Improvement Project. The goal is to get the project back on schedule and out to construction in 2025.
- 3) February 2022, City Council passes \$965K budget amendment to invest Benton REA PSA proceeds for dividing of three lots into nine lots and the associated design and construction of frontage improvements for Lots #3, #7 and #8 of the Belmont Business District – promote economic development – creation of day time jobs and increase retail sales tax. Construction of these improvements is expected to be completed by November 2022. Council recently executed a PSA for one of the parcels for a Dutch Bros coffee shop.
- 4) West Richland's new Police Station was designed and constructed on a 5 acres portion of the Raceway property. The new \$12.5M police facility opened in January 2022; ahead of schedule and under budget.
- 5) December 2021, West Richland closed on the sale of 17.79 acres to Benton Rural Electric Association for the construction of their new headquarters facility in 2023 (portion of the original raceway + 5.65 acres acquired from 7HA Family LLC with Keene Road frontage)
- 6) November 2021, West Richland partnered with Benton County to secure \$250K for Cooperative Way Project (roadway construction and water main extension needed for Benton REA's new HQ Facility) + West Richland partnered with CERB to secure \$800K in grants and low-interest loans for Cooperative Way Project. Council to award construction of these improvements at the June 7, 2022 City Council Meeting.
- 7) June 2021, West Richland partnered with Benton County to secure \$1.318M in RCCF funds for the design and construction of water and sewer infrastructure for the SR 224 / Red Mountain Transportation Improvement

Project. Construction of phase 1 of the project was completed in March 2022. Construction of phase 2 of the project is scheduled for Spring 2023.

- 8) May 2021, West Richland executed a 5 year lease agreement with Friends of Red Mountain Event Center for 35.07 acres of the former Tri-City Raceway facility. Private investment into rehabilitating the facility to hold a variety of events – not just races. Encourage you to look at the schedule of their events planned for 2022. Google Red Mountain Event Center.
- 9) May 2021, completed land swap with 7HA Family LLC (City transferred 42.31 acre portion of the raceway property (southern portion being farmed) to 7HA Family LLC in exchange for 7HA Family LLC transferring 0.5 acre parcel for new Police Station, 1.71 acre parcel adjacent to Municipal Services Facility, 5 acre parcel for future park, 5.65 acres at back of Raceway property with frontage to Keene Road and 3 acres adjacent to City's I-Plant Facility with SR 224 frontage).

In regards to potential future partnerships in 2023-2024 budget cycle, West Richland would be interested in partnering with the Port of Kennewick on the establishment of some art work along the City's Yakima River Gateway Project. The Port has done an outstanding job partnering with the local tribes for the art work on Clover Island. West Richland would like to undertake a similar effort with the Port and local tribes. With the sale of the Raceway property, the City of West Richland previously paid to the Port just over \$36,000 in art taxes. West Richland would respectfully request that a portion of these funds be reinvested in art in West Richland's Yakima River frontage. Both our staffs are extremely busy with other projects, but we can have additional discussions on which agency with consultant assistance could take the lead with this effort and how much additional funds would West Richland need to commit to the effort. Looking forward to additional discussions with Port staff on this matter.

In regard to potential future partnerships in 2025-2026 budget cycles, West Richland would be interested in partnering with the Port of Kennewick on additional art work to be placed in the round-a-bouts as part of the SR 224 / Red Mountain Transportation Improvement Project. Currently there are round-a-bouts planned for the intersections of Keene Road / SR 224, Paradise Way / SR 224, and Belmont Blvd / SR 224 intersections (and maybe N. 62<sup>nd</sup> Ave and Grosscup Blvd). The other potential partnership would be for an industrial incubator facility who's tenants could utilize the City's I-Plant and unique wastewater treatment capabilities. The acquired 3.0 acres of land adjacent to the City's I-Plant with the May 2021 land swap with 7HA Family LLC would be identical for such a partnership. The recent news from Benton County's Adam Fyall that the RCCF will continue to growth through July 31, 2032 provides possible funding opportunity for a City and Port partnership. Planning for this effort will need to occur in 2023-2024. Again, looking forward to additional discussions with Port staff on this matter.

Sincerely,

**ROSCOE SLADE III, P.E.**

Public Works Director

(509) 967-5434 | [roscoe@westrichland.org](mailto:roscoe@westrichland.org)  
3100 Belmont Blvd. West Richland, WA 99353







## AGENDA REPORT

**TO:** Port Commission

**FROM:** Amber Hanchette, Director of Real Estate and Operations

**MEETING DATE:** June 28, 2022

**AGENDA ITEM:** Willows and Cable Greens Pricing Strategy

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**I. REFERENCE(S):**

Historic Waterfront District Market Study & Analysis Report dated July 25, 2021  
Willows and Cable Greens Design Standards, Resolution 2022-08  
Art Policy Modification, Resolution 2021-18

**II. DISCUSSION:**

The Port waterfront district properties known as the Willows and Cable Greens are bookends to Duffy's Pond and located south of Clover Island. Both properties were purchased separately from private owners in 2007, decommissioned from a previous use and have been held in the port's real estate portfolio for potential economic redevelopment in the Historic Downtown Kennewick corridor.



#### The Willows

- ✓ 3.97 developable acres
- ✓ 5 East Columbia Drive, Kennewick
- ✓ PTN:1-319-0303-0001-003
- ✓ Urban Mixed-Use Zoning

#### The Cable Greens

- ✓ Cable Greens – 3.20 developable acres
- ✓ 551 E. Columbia Drive, Kennewick
- ✓ PTN:1-3190-303-0108-000 & 1-3190-303-0107-003
- ✓ Urban Mixed-Use Zoning

Design Standards prepared by MAKERS encompass both the Willows and Cable Greens properties and were adopted by Commission in February 2022 through Resolution 2022-08. These Design Standards do not replace the City of Kennewick's UMU zoning requirements but rather function as an additional layer to help assure the new urbanism vision is obtained.

The proposed pricing strategy results from the Historic Waterfront District Market Study and Analysis Report commissioned by the port and prepared by Appraisal Group of Southeast Washington. From this report, the Commission approved pricing for the Columbia Gardens Wine and Artisan Village and is currently under contract on the first land sale. For the Willows and Cable Greens properties the highest and best use is identified as residential and residential mixed-use.

Through Resolution 2021-18 commission modified the port art policy to include a 3% set aside of all land sales, *unless otherwise decided by the Port Commission*. Current direction to staff from commission is to add 3% to the appraised value as a partial offset to the art policy set aside.

Based on the factors presented, recommended listing prices are as follows:

Willows	\$7.50 per square foot
Cable Greens	\$6.50 per square foot

### **III. ACTION REQUESTED OF COMMISSION:**

***Motion:*** I move approval of Resolution 2022-17 to include a pricing strategy for the Willows and Cable Greens properties; and hereby ratify and approve all action by port officers and employees in furtherance hereof.

***PORT OF KENNEWICK***

**RESOLUTION 2022-17**

***A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PORT OF KENNEWICK AUTHORIZING  
PARCEL PRICING FOR WILLOWS AND CABLE GREENS***

**WHEREAS**, the Board of Commissioners received property appraisals through the Historic Waterfront District Market Study and Analysis report for parcels located in Willows and Cable Greens (Exhibit A); and

**WHEREAS**, the Commission has directed staff to add the 3% Art Policy fee to appraised valuations and sell parcels on a price per square foot basis inclusive of the Art Policy.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Port of Kennewick hereby approves and adopts parcel pricing for Willows at \$7.50 per square foot and Cable Greens at \$6.50 per square foot.

**BE IT FURTHER RESOLVED** that the Port of Kennewick Board of Commissioners hereby ratifies and approves all action by port officers and employees in furtherance hereof; and authorizes the port Chief Executive Officer to take all action necessary in furtherance hereof.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 28th day of June 2022.

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

By: \_\_\_\_\_

SKIP NOVAKOVICH, President

By: \_\_\_\_\_

KEN HOHENBERG, Vice President

By: \_\_\_\_\_

THOMAS MOAK, Secretary



RESOLUTION 2022-17  
*EXHIBIT A*







# Space Available for Lease

## Vista Field Development Facility (Adjacent to Vista Field)

415 N. Roosevelt Building A, Kennewick, WA 99336

The available space is in an open floor plan, multi-tenant building in Kennewick off West Deschutes Avenue. The facility is zoned light manufacturing, office, research and development.

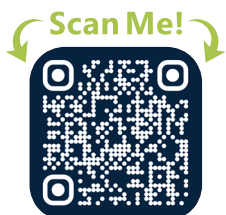
The nearby Vista Field project is a 103-acre site being redeveloped as an urban, mixed-use regional town center in the commercial core of Tri-Cities (Kennewick, Pasco, Richland).



**TERMS: \$8.00 per sq. ft. annual rate +12.84% leasehold tax | Minimum 5-year lease | Deposit required**

### Space Highlights:

- 25,000+ square feet of space (can be demised)
- Space for offices, R&D, light manufacturing
- Utilities: water, sewer, electric
- Campus-like setting
- Zoning - Light Industrial
- Central Kennewick location, adjacent to Vista Field in the Tri-Cities commercial core
- Near Columbia Center Mall and City of Kennewick's Vista Entertainment District, which includes the Three Rivers Convention Center and Toyota Center
- Convenient access to Interstate 82 and State Route 240



PORT of  
**KENNEWICK**

**For more information or a tour contact:**

Amber Hanchette, Director of Real Estate and Operations  
(509) 586-1186 | [Amber@PortofKennewick.org](mailto:Amber@PortofKennewick.org)  
[PortofKennewick.org](http://PortofKennewick.org)



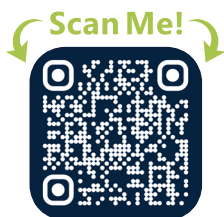




## Close to Everything

The Vista Field Development Facility is in the heart of Kennewick, a city in southeastern Washington state. With a population of more than 300,000, the Tri-Cities (Kennewick, Pasco, Richland) is the fourth largest metropolitan statistical area in Washington. Businesses in the Tri-Cities are connected to the major population centers of the Pacific Northwest by Interstates 82, 84 and 90.

As development at the adjacent Vista Field progresses, it will become a walkable, lively district with a mix of businesses, residences, gathering places and more. The residential options will appeal to various ages and incomes and include single-family homes, condos and multi-family housing.



**PORT of  
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**For more information or a tour contact:**

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[PortofKennewick.org](http://PortofKennewick.org)





**PORT OF KENNEWICK COMMISSION**  
**INFORMATIONAL MEMO**

**June 21, 2022**

**Subject: Executive Session – Potential Purchase: Factors to Consider Which May Affect the Price of Real Estate Under Consideration for Purchase Which Could Cause a Likelihood of Increased Price If Publicly Discussed**

**Presented by: Carolyn Lake, GLG, Legal Counsel**  
**cc: Tim Arnzen, Port Chief Executive Officer**

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**ISSUE**

The Port is analyzing a proposal to purchase property. The Commission seeks to consider issues and factors regarding the potential purchase where public knowledge regarding such consideration would cause a likelihood of increased price.

The Commission wishes to consider such factors in accordance with RCW 42.30.110(1)(b), which allows an executive session to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.

**DISCUSSION**

The Commission may consider in executive session factors and issues that may affect an acceptable price for the purchase of real estate in accordance with RCW 42.30.110(1)(c).

Such issues and factors that the Commission might choose to consider include (but are not necessarily limited to) the following:

- Consistency with the Port's 2021-2022 Work Plan Resolution 2020-20, including the following elements of that Plan:
  - The Port's role as an economic development entity focused on redevelopment,
  - The Plan's Prospective Vision: Realize & support economic development opportunities with wine, culinary & tourism industry,
  - Commitment to Continue with Kennewick Waterfront District projects: Columbia Drive — Wine & Artisan Village and Clover Island, and
  - The acknowledged challenge with continued redevelopment of the Kennewick Historical Waterfront District where that area includes "blighted neighborhoods consisting of residential, low-income, commercial general and light industrial business-use properties".
- Consistency with the Port's Amended Comprehensive Scheme Update, Resolution 2017-19, Exhibit 3, including the following emphasis included within that Scheme:
  - Focus on urban revitalization and redevelopment, and waterfront urban revitalization activities on Clover Island and along Columbia Drive,

- Realize and support economic development opportunities with wine, culinary, and tourism industry,
  - Address the Columbia Drive area's development challenges, including aged development and inconsistent city development standards,
  - Pursuing redevelopment to support creation of an urban wine and artisan village within the historic Columbia Gardens and Willows neighborhoods,
  - Continuing Port work to purchase mobile homes and assisting tenants with relocation, and
  - Continuing Port improvement of its Columbia Drive properties by removing undesirable buildings.
- Consistency with Port's Capital Improvement Plan, including balancing Port purchase opportunities against available resources, including availability of staff and availability of financial resources.
  - The priority of the purchase and any resulting project based on cost estimate evaluation, cost/benefit analysis, and public demand and other, less easily quantified factors, including jurisdiction priorities, emerging needs and opportunities, supplemental funding for projects partially funded, and public input received.
  - The Property's proposed future use.
  - Potential synergy with existing and future redevelopment projects Colombia Drive and Colombia Gardens.
  - Future, potential employment opportunities.

### **FISCAL IMPACT**

To be determined.

### **RECOMMENDATION**

Staff recommends that the Commission consider the above related issues and factors as issues and factors regarding the potential purchase of the property under consideration where public knowledge regarding such consideration would cause a likelihood of increased price.



# Memorandum

To: Commission  
From: Tim Arntzen, POK CEO  
Date: June 27, 2022  
Re: Miscellaneous Issues

Here is a brief update on some of the projects I am working on:

Working with:

1. Legal counsel Carolyn Lake to present draft update of commission policy;
2. Legal counsel Tom Pors on various water rights issues;
3. Legal counsel Ann Allen to update CEO performance review process;
4. Legal counsel Ann Allen to update CEO employment agreement;
5. My team to present a draft work plan and budget overview;
6. My team and CKJT architects to present a draft Vista Hangar remodel update;
7. Nick to formulate procedures for owner's association implementation;
8. Carolyn Lake and Larry to formulate a redistricting plan;
9. Amber and Renata Presby of Energy Northwest to present a draft maintenance facility needs assessment;
10. Amber, Larry and Matt Lambert of DPZ to review the purchase proposal at Vista Field;
11. Amber on readying the Willows for sale; and
12. Amber and Tana on events for the wine village.

I will be prepared to discuss this in more detail at the June 28<sup>th</sup> commission meeting if you wish. Thank you for this opportunity to present an update to the commission.