

AGENDA

***Port of Kennewick
Special Commission Business Meeting
Port of Kennewick Commission Chambers
350 Clover Island Drive, Suite 200, Kennewick, Washington***

Monday, October 13, 2014
6:00 p.m. - 9:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IV. PRESENTATION**
2015-2016 Planning Workshop
- V. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- VI. ADJOURNMENT**

PLEASE SILENCE CELL PHONES

DRAFT



Updated 10/1/2014



2015-2016 WORK PLAN

Approved by Resolution 2014-XX
October 28, 2014

Public Meetings
Port Commission Chambers

September 23, 2014 2:00 p.m.
October 13, 2014 6:00 p.m.
October 14, 2014 2:00 p.m.

350 Clover Island Drive, Suite 200
Kennewick, WA 99336

Tel: (509) 586-1186
Fax: (509) 582-7678

DRAFT

DRAFT

PROSPECTIVE VISION	Page 3
ACHIEVEMENTS (2013 — September 2014)	Page 4
WORK IN PROGRESS	Page 6
DISTRICT BOUNDARY MAP	Page 7
PROPERTY PORTFOLIO	
Clover Island	Page 8
Columbia Drive	Page 10
Vista Field Redevelopment & Industrial Park	Page 12
Oak Street Industrial Park	Page 14
West Richland Industrial	Page 16
Spaulding Business Park	Page 18
Southridge “Dickerson”	Page 20
Finley / Hedges / Twin Tracks Industrial	Page 22
Plymouth Industrial	Page 24
ADDITIONAL WORK PLAN PROJECTS	Page 26

DRAFT

PROSPECTIVE VISION

- **Follow Direction Established by 2011 Comprehensive Scheme of Development and Harbor Improvements and as Amended in April 2013**
- **Undertake Vista Field Redevelopment Visioning & Planning Process with Broad Community Involvement**
- **Complete Columbia Drive Wine Village Phase 1 Development**
- **Pursue Projects with Development Partners Demonstrating Support (Match Funding, Political Support and Enthusiasm)**
- Pursue Fewer Projects while Selecting Projects with the Greatest Benefit to the Community
- Focus on Waterfront Development/Redevelopment
- Realize & Support Economic Development Opportunities with Wine & Tourism Industry
- Continue to Secure Grant Funding Opportunities
- Remain Focused on Containing Operational Expenses
- Fund Projects with Resources In-Hand
- Continue to Maximize Economic Efforts by Obtaining Strategic Real Property

DRAFT

ACHIEVEMENTS (2013—September 15, 2014)

• **CLOVER ISLAND**

- ☒ Obtained \$238,000 R.C.O. Grant for Boat Launch Facility Improvements (Effort to Secure Grant 100% Complete)
- ☒ Marina at 94% Occupancy
- ☒ Pursued Removal of Corps of Engineers Corner Parcel Deed Restriction (Complete)
- ☒ Joint Port/Yacht Club Site Improvements- Shed & Landscaping (Complete)
- ☒ Port Office Interior Remodel (90% Complete)
- ☒ Secured 1135 Program Approval from U.S.A.C.E.

• **COLUMBIA DRIVE**

- ☒ Columbia Gardens Partnership Interlocal Agreement with City of Kennewick
- ☒ Closed 1.88 ac Land Acquisition (Chieftain/Mejia) - \$800,000
- ☒ Demolished to Grade (14) Dilapidated Motel Units Located at 305 E. Columbia Drive (100% Complete)
- ☒ Designed 3 New Winery Buildings & Site Improvements (40% Complete)

• **VISTA FIELD AIRPORT**

- ☒ Undertook and Completed Vista Field Planning, Environmental and Economic Analysis with Integrated Environmental Impact Statement (EIS) (100% Complete & No Legal Challenge of Process or Final Report)
- ☒ Negotiated Settlement with State Department of Transportation Aviation Division for Repayment of WSDOT Grant Funds
- ☒ Negotiated Settlement with PCLI for Return of Pre-Paid Through-the-Fence and Apron Usage Fees which the Port Collected in Conjunction with PCLI Land Sale
- ☒ Negotiated Settlement with Mike Shannon for Early Lease Termination and Purchase of Hangar Building Improvements
- ☒ Successfully Closed the Airport after 70+ Years of Operation (100% Complete)
- ☒ Removed Underground Storage Tanks and Fuel Dispensers Related to Former Airport Fuel Station (100% Complete)
- ☒ Applied for and Received City of Kennewick Approval to Change the Comprehensive Land Use Designation and Zoning from Public Facility to Commercial

• **VISTA FIELD INDUSTRIAL PARK**

- ☒ 88% Occupancy - VFDF A and VFDF B

DRAFT

ACHIEVEMENTS (2013-September 15, 2014)

- **OAK STREET INDUSTRIAL PARK**

- ☑ Development Buildings A & B Renovations (100% Complete)
- ☑ **Closed 2.20 ac Land Sale (Julie Luke) - \$96,000**
- ☑ **Closed 2.20 ac Land Sale (Julie Luke) - \$3,800**

- **WEST RICHLAND INDUSTRIAL PARK**

- ☑ Planning Former Racetrack Concept Development Plan Phase I (100% Complete)
- ☑ Planning Former Racetrack Concept Development Plan Phase II (75% Complete)
- ☑ Partnered with City of West Richland on Urban Growth Boundary Amendment Request
- ☑ Partnered with City of West Richland, Benton County, Benton REA and WSDOT in Support of the West Richland Red Mountain Interchange Project

- **SPAULDING BUSINESS PARK**

- ☑ Design and Construction Project - Replacement/Upgrade of Light Poles (80% Complete)

- **FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL**

- ☑ Surveyed and Updated Finley & Hedges Parcel Holdings (100%)
- ☑ Reconfigure Property Rail Holdings for Divestment
- ☑ **Closed 5.81 ac Land Sale (Tennis) - \$105,000**

- **DISTRICT WIDE**

- ☑ Conducted Joint Meetings with Development Partners
- ☑ Memorandum of Understanding Finalized with CTUIR
- ☑ Responded to Several Complex Public Records Requests
- ☑ Evaluated Staffing Levels, Duties and Responsibilities to Create Restructured Workforce
- ☑ Partnered With Local and Regional Fire, SWAT and Police Agencies for Trainings (Columbia Drive, Oak Street, Vista Field)
- ☑ Transferred Rail Spurs to Private Sector

DRAFT

WORK IN PROGRESS

CLOVER ISLAND

- Boat Launch Ramp, Site Paving & Bathroom Improvement Design
- Village at Island Harbor Site and Building Design
- U.S.A.C.E. 1135 Program Coordination & Participation
- Marina Security Upgrades (HD Cameras & Gates)

COLUMBIA DRIVE

- Columbia Drive Wine Village Partnership Interlocal Agreement with City of Kennewick
- Removing Asbestos from 7 Columbia Drive Buildings & Demolition Plan/Specifications for 5 Columbia Drive Buildings
- Winery Buildings Design and Construction at 421 E. Columbia Drive
- Designing Utility System for 6 Acre Central Focus Area
- Supporting City's Design of Streetscape and Duffy's Pond Trail Improvements Including Required Easements

VISTA FIELD REDEVELOPMENT & INDUSTRIAL PARK

- Vista Field Redevelopment Planning with DPZ Assistance (Includes Supporting Vista Vision Task Force & Public Outreach)
- VFDF-A Building Rejuvenation Project (Bruker)

OAK STREET INDUSTRIAL PARK

- Marketing Renovated Development Buildings A & B to Attract Industrial Businesses and Obtain Lease Income

WEST RICHLAND INDUSTRIAL PARK

- Marketing 1 Acre Parcels Adjacent to Black Heron Distillery
- Refining Former Racetrack Development Concept Plan

SPAULDING BUSINESS PARK

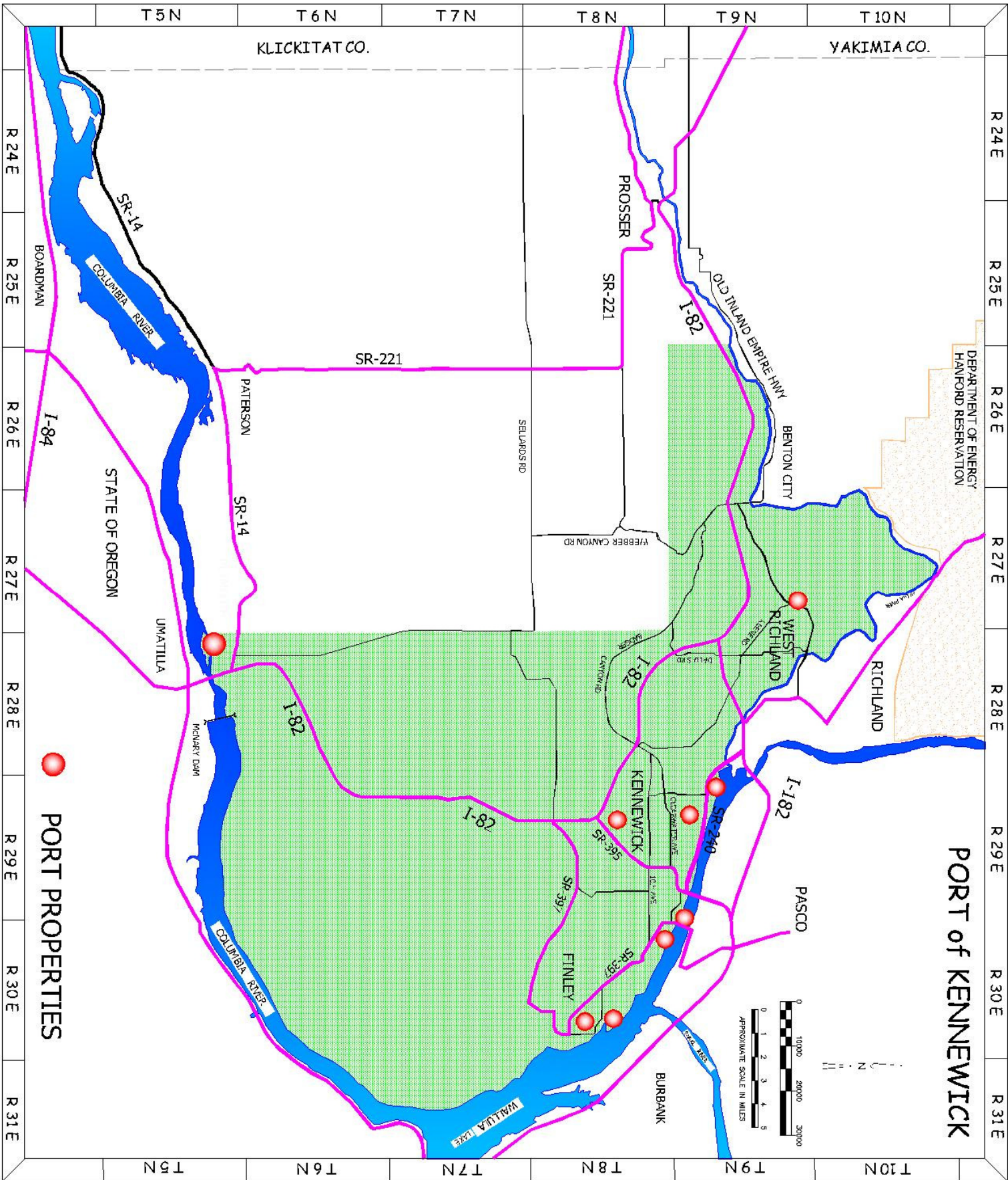
- Promoting Park to Medical, Professional and Office Industry

FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL

- Coordinating Sale of 150 Acres to Mercer Farms LLC
- Coordinating Sale of 12 Acres to Agrium

OTHER

- Coordinating Sale of Plymouth Upland 94+ Acres to AgReserves, Inc.



DRAFT

PROPERTY PORTFOLIO

CLOVER ISLAND

- 17 Acres
- Zoning: City of Kennewick - CM (Commercial Marina)
- Municipal Services: Water, Sewer, Electricity and Natural Gas

STRENGTHS

- Unique, Waterfront Property
- Lighthouse, Gateway, Public Plazas, Shoreline Trails & Public Art Amenities
- New Moorage, Premier Food Service & Hospitality Amenities
- 12,200sf Yacht Club/Professional Office Building
- Tourism, Mixed Use, Commercial & Recreational Opportunities

CHALLENGES

- Lack of Curb Appeal on Approach to Island
- Inconsistent Design Development Standards for Main Arterial Road to Island

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Design & Construction of Boat Launch Improvements - **\$800,000** (\$238,000 RCO Grant)
- ☐ Implement Public Art Project - **\$95,000** (Confederated Tribes of the Umatilla Indian Reservation -CTUIR \$94,000; Eagle Artwork \$1,000)
- ☐ Design & Construct Village at Island Harbor Boardwalk & Site Improvements - **\$800,000** (**\$75,000** *Design under contract*)
- ☐ Shoreline Restoration Design Assistance (USACE 1135 Program) **\$125,000**
- ☐ “Bank” 1135 Program Matching Funds - **\$500,000** (\$1,000,000 needed in 2017-2018 budget)
- ☐ **Market “West Marina” Frontage Parcel for Development Consistent with Village at Island Harbor Design Concept ®**
- **HOLD Corner Parcel For Complementary Development Project ®**

Contractual Obligation
Support Previously Expressed
® Revenue Generation Potential

DRAFT

COLUMBIA DRIVE

- 15.32 Acres
- Zoning: City of Kennewick - CC (Commercial Community)
- Municipal Services: Water, Sewer, Electricity, Natural Gas and Wireless Coverage

STRENGTHS

- Unique Waterfront Property
- City & Port Partnership Formation for Columbia Drive Wine Village Development
- Columbia Drive and Clover Island Drive Exposure
- Tourism Opportunities - Within River Proximity For Trails/Recreation
- Near Historic Downtown Kennewick

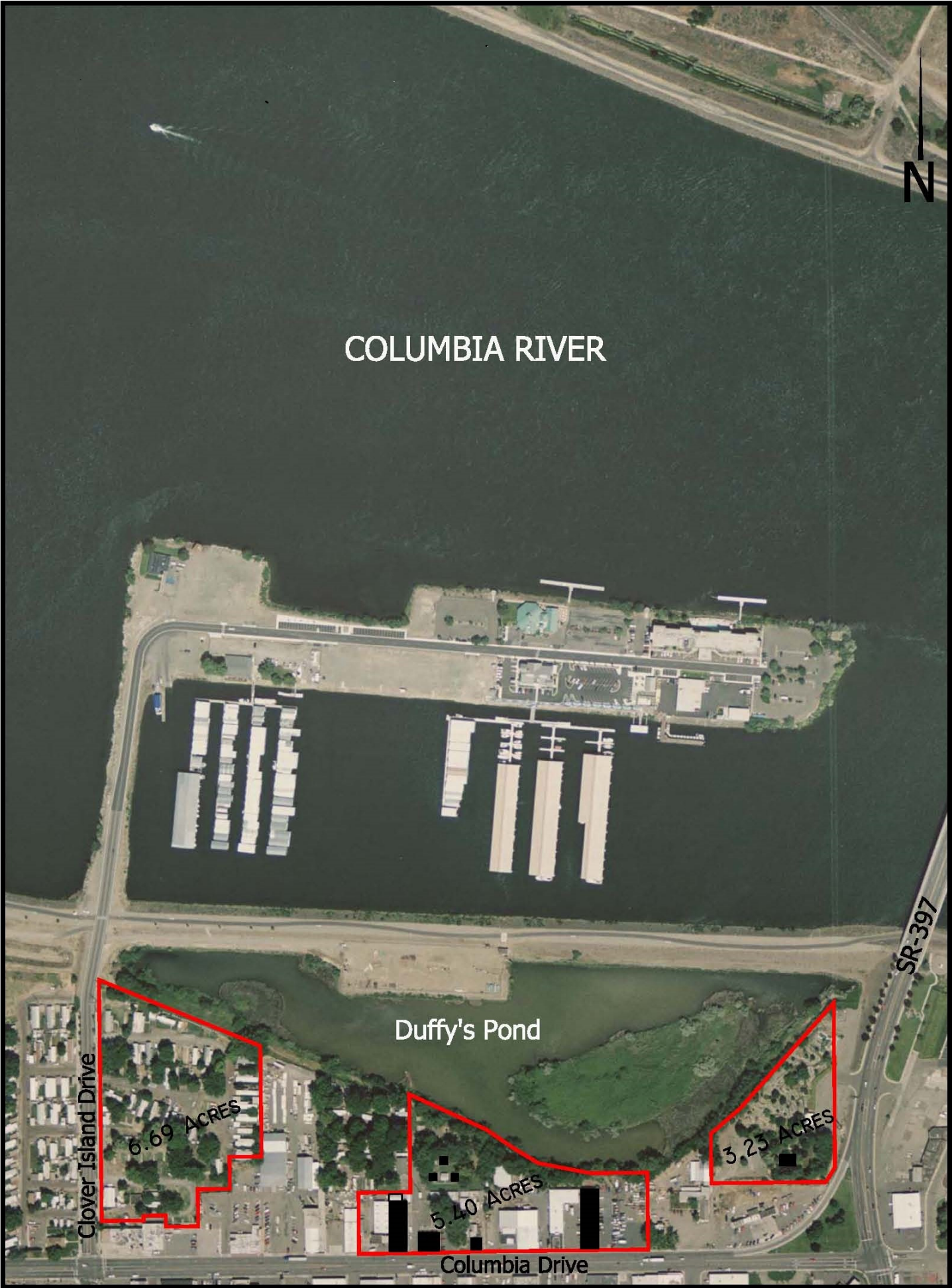
CHALLENGES

- Blighted Neighborhood Consisting of Residential, Low-Income, Commercial-General and Light Industrial Business-Use Properties
- Inconsistent City Development Standards for Neighboring Properties

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Complete Building & Site Demolition in Advance of Port & City Improvements - \$350,000 ®**
- ☐ **Complete Design Work on Construct Phase 1 Columbia Gardens Wine Village - \$2,425,000 ®**
- ☐ **Undergrounding of Overhead Distribution Lines and Extension of Utilities in Conjunction with City's Streetscape Project - \$175,000 ®**
- ☐ **Undertake Renovation of 211 E. Columbia Drive Building for Wine Effluent Treatment Facility and for Tenant Spaces - \$ 1,250,000 ®** (\$500,000 additional funding required; Grant9s) or other Non-Port sources)
- ☐ **Acquire Strategic Properties - \$ 1,025,000 ®**
- ☐ **Explore Potential Lease Tenants and Complementary Private Sector Development ®**
- HOLD Properties Until Planning Process Complete, However Market the Concept to Refine Final Stage of Planning with Market Influences

Contractual Obligation
Support Previously Expressed



COLUMBIA RIVER

N

Duffy's Pond

Clover Island Drive

6.69 ACRES

5.40 ACRES

3.23 ACRES

Columbia Drive

SR-397

DRAFT

VISTA FIELD REDEVELOPMENT & INDUSTRIAL PARK

- 116± Acres Combined
- Zoning: City of Kennewick - Former Airport Site & Adjacent CR (Commercial Regional and properties south of Deschutes IL (Industrial Light)
- Municipal Services Available

STRENGTHS

REDEVELOPMENT SITE:

- Centrally Located in the Tri-Cities, Surrounded by Vibrant Commercial District
- Adjacent to the Three Rivers Entertainment District (Toyota Center Coliseum, Three Rivers Convention Center and Tri-Cities Business & Visitor Center)
- Flat, Consolidated Ownership with All Utilities Available

CHALLENGES

REDEVELOPMENT SITE:

- Refining Community Input into a Viable Redevelopment Effort
- Undertaking Massive Redevelopment Effort while Balancing District-Wide Objectives
- Establishing Connection to Transportation Network and Adjacent Anchors (Columbia Center Mall & Three-Rivers Entertainment District) while Balancing District-Wide Objectives

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Vista Field Redevelopment - Master Planning Including Pattern Language Process - \$500,000 (**\$460,000 under contract**)
- ☐ Vista Field Redevelopment - Asbestos Removal & Demolition - **\$150,000**
- ☐ Vista Field Redevelopment - Infrastructure Design & Marketing - **\$200,000** ®
- ☐ “Bank” Development Funds for Partner Match - **\$1,000,000** ®
- ☐ **Vista Field Industrial Park - VFDF Building Improvements/Common Area and Landscaping - \$950,000 (\$750,000 required in March 2013 lease) ®**
- HOLD Former Vista Field Airport Properties & Verizon Industrial Site Until Completion of Community Visioning & Master Planning Process

Contractual Obligation
Support Previously Expressed
® **Revenue Generation Potential**



DRAFT

OAK STREET INDUSTRIAL PARK

- 74+ Acres
- Zoning: City of Kennewick - IH (Industrial Heavy)
Benton County - LI (Light Industrial)
- Municipal Services: Water, Sewer and Electricity Available

STRENGTHS

- Close to Historic Downtown and Transportation Corridors - SR 397 Nearby
- Flat Topography
- Municipal Utilities
- 20,000sf Available Following 2013 Renovation of Development Buildings A & B

CHALLENGES

- Poor Visibility
- No Rail Access
- High Ground Water
- Aging Area; Comparable Buildings/Sites Situated in “Perceived” Superior Locations
- Municipal Utilities Unavailable to Land Located in County

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Market renovated Development Buildings A & B** (formerly known as DB1# & DB#2) **spaces and complete tenant-specific improvements as appropriate - \$30,000** ®
- ☐ **Ag Engineering Building (1515 E. 7th Ave) Phase 1 Building Improvements - \$50,000** ®
- ☐ **Ag Engineering Building (1515 E. 7th Ave) Phase 2 Building Improvements - \$60,000** ®
- **Market Land Southeast of Development Buildings A, B, & C** ®

Contractual Obligation
Support Previously Expressed
® **Revenue Generation Potential**

COLUMBIA RIVER

N

NUTMEG STREET

OAK ST.

E. 3RD AVE.

E. 3RD AVE.

BNSF Mainline
SR-397

DB3

DB-A

DB-B

DB-C

OAK ST.

Ag
Engineering

E. 7TH AVE.

E. 10TH AVE.

SR-397



DRAFT

WEST RICHLAND INDUSTRIAL

- Keene Road: 14 Acres Incorporated (12 Acres Leased)
- Former Racetrack Property: 92+ Acres Unincorporated (45 Acres Leased to Alexander Farms)
- Zoning: West Richland (Industrial) and Benton County (Light Industrial)
- Municipal Services: Water, Sewer and Electricity Available to Keene Road Parcels

STRENGTHS

- Ideally Suited for Wineries and Red Mountain AVA Ancillary Businesses
- Planned Major Intersection Adjacent to Property
- Between Two Rapidly Growing Community Areas
- Close Proximity to World-Renowned Wine & Spirits: Hedges, Pacific Rim, Col Solare, Fidelitas, Kiona, Terra Blanca, and Black Heron Distillery

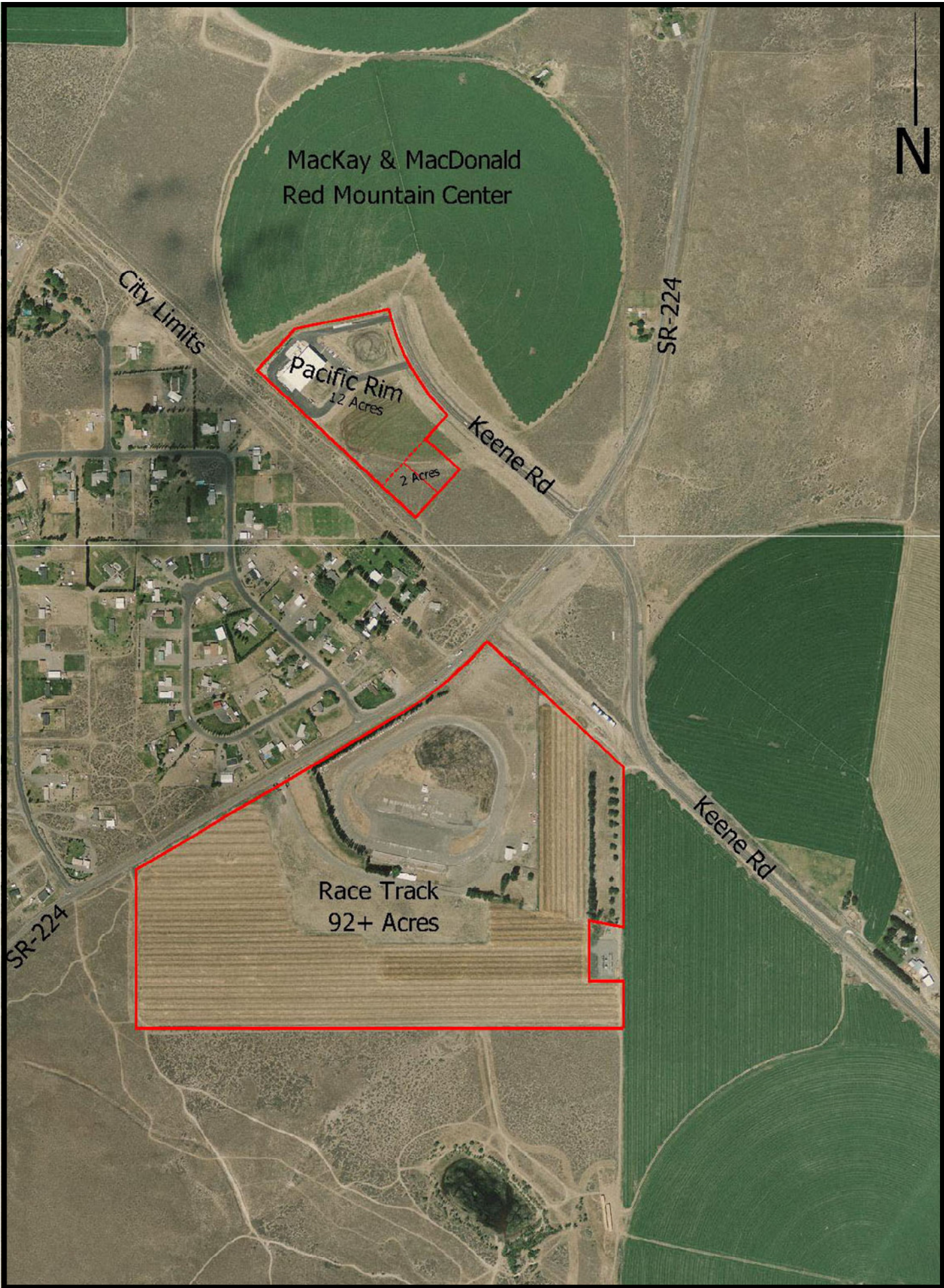
CHALLENGES

- Catalyst Development Needs to be Initiated to Spur Ancillary Businesses in Immediate Vicinity
- Presently Perceived as Isolated
- Municipal Utilities Presently Unavailable to Former Raceway Property
- Outside City of West Richland Urban Growth Boundary

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Complete Former Racetrack Phase II Master Planning** ®
- ☐ **Complete Entitlement Tasks (KID Easement, BPA & WSDOT Approval) \$25,000** ®
- ☐ **Market Both Keene Road Lots (Lots 3 & 4); However Only Release 2nd Lot Following Successful UGB Expansion Resulting in Entire Inclusion of Former Racetrack Property** ®
- **HOLD Former Racetrack Property** ®

Contractual Obligation
Support Previously Expressed
® **Revenue Generation Potential**



DRAFT

SPAULDING BUSINESS PARK

- 30.35 Acres Sold
- 1.29 Acre Parcel Available
- Zoning: City of Richland - C2 (Central Business)
- Municipal Services: Water, Sewer, Electricity, Natural Gas, Wireless Coverage

STRENGTHS

- Central Location Between Two Interchanges on SR-240 (Columbia Center Boulevard and Columbia Park Trail)
- Freeway Frontage Visibility
- Ideally Suited for Professional, Medical, Office & Retail Business
- Recorded Covenants, Conditions and Restrictions (CCRs)

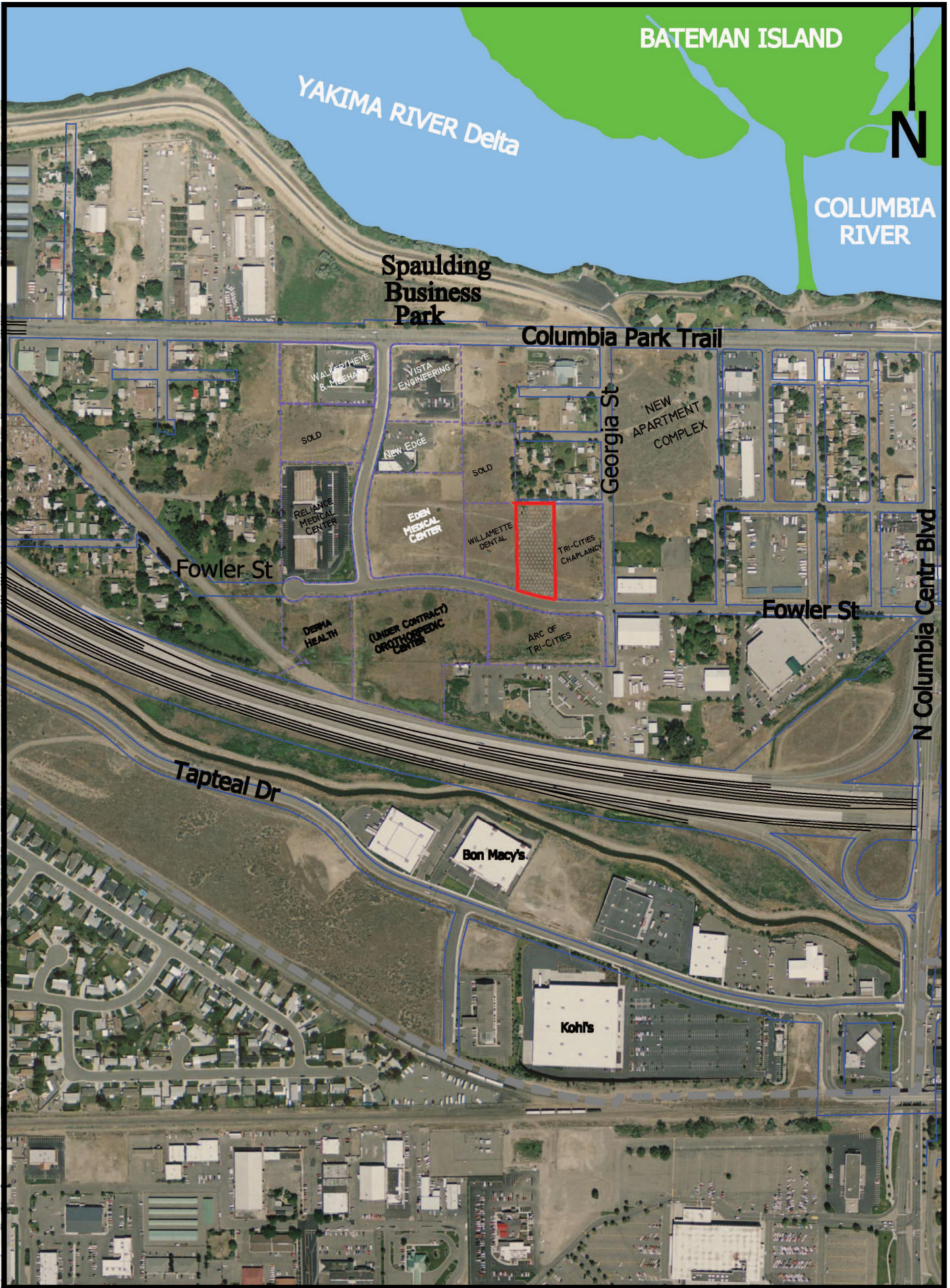
CHALLENGES

- Buffered Between Aging Residential, Transitional Properties and New Professional Businesses
- Inconsistent Development Standards Between Surrounding Properties

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Pursue Acquisition of Additional Sites within the Richland Island View Area - **\$150,000** (1st Year of Potential 3-Year \$750,000 Contract Purchase)
- ☐ Identify Functional, Architecturally Appealing Lights and Install 3 New & Replace 19 existing Lights & Poles—**\$75,000** (**\$15,000** for Georgia Avenue Lights Delayed Since 2010)
- **Continue Marketing 1.29 Acre Parcel** ®

Contractual Obligation
Support Previously Expressed



DRAFT

SOUTHRIDGE "DICKERSON"

- 8.50 Acres
- Zoning: City of Kennewick - CC (Commercial Community)
- Municipal Services Available

STRENGTHS

- South Gateway Entrance into Kennewick
- Highly Visible
- Interstate 82/Highway 395 Accessibility
- Prime Commercial, Mixed Use and Residential Development Area
- Adjacent to Trios Health (KGH) Hospital Development

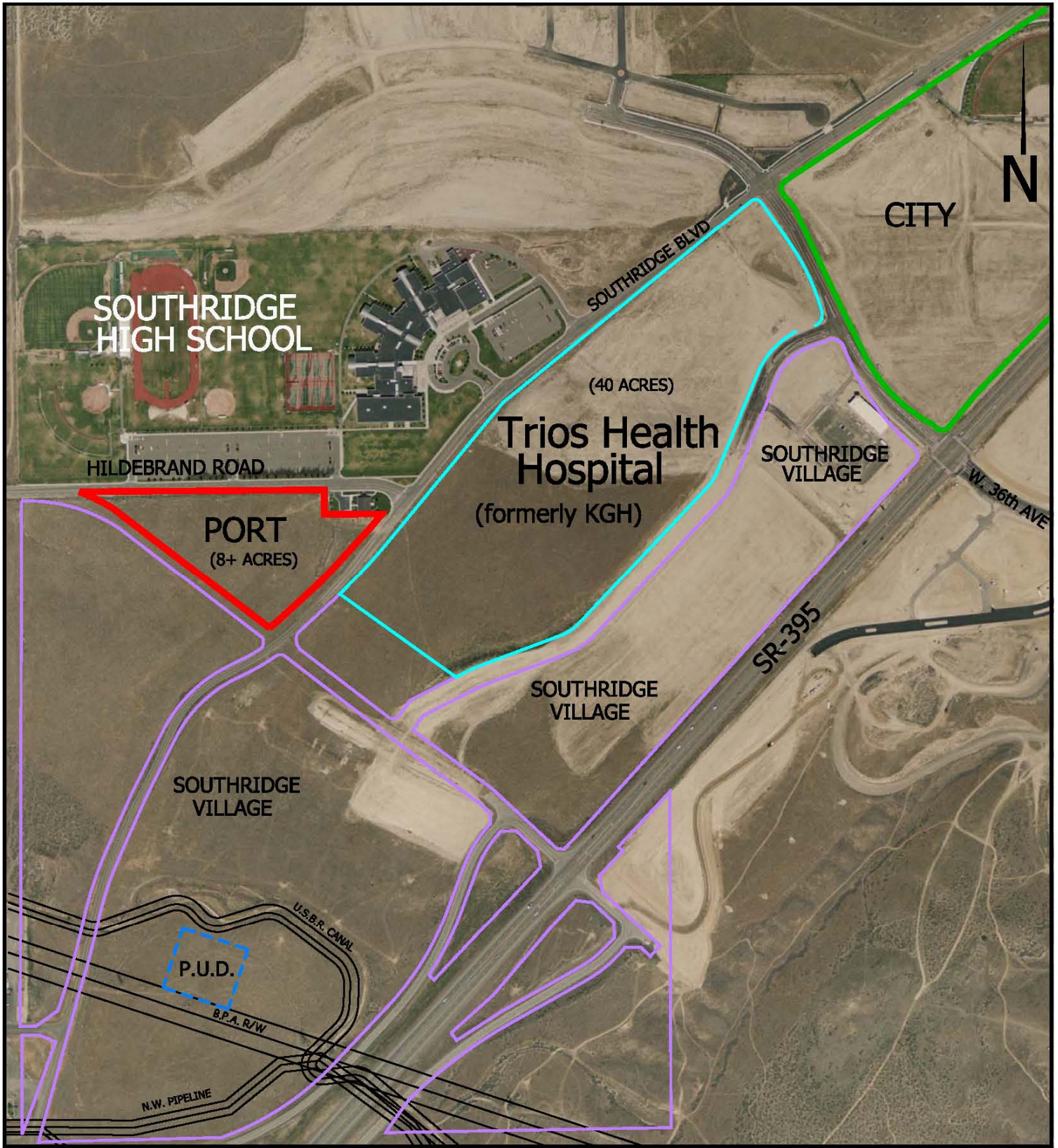
CHALLENGES

- Municipal Utility Extension Required
- Topography Challenges
- Adjacent to High School and High-End Expanding Residential
- City Redirected LRF Funds Originally Designated for Abutting Road (Ridgeline Drive)

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Monitor and Report on Development and LRF Improvements
- **HOLD 8.50 Acre Parcel at least 36 months after Trios Health Hospital Construction completion** (Hold thru June 2017) ®

Contractual Obligation
Support Previously Expressed
® **Revenue Generation Potential**



**SOUTHRIDGE
HIGH SCHOOL**

HILDEBRAND ROAD

**PORT
(8+ ACRES)**

**Trios Health
Hospital**
(formerly KGH)
(40 ACRES)

**SOUTHRIDGE
VILLAGE**

CITY

N

SOUTH RIDGE BLVD

SR-395

W 36th AVE

**SOUTHRIDGE
VILLAGE**

**SOUTHRIDGE
VILLAGE**

P.U.D.

U.S.B.R. CANAL

B.P.A. R/W

N.W. PIPELINE

DRAFT

FINLEY—HEDGES—TWIN TRACKS

HEDGES:

- 37.43 Acres
- Zoning: Benton County - HI (Heavy Industrial)
- Municipal Services: Electricity Available

TWIN TRACKS: (LONG-TERM LEASE ONLY)

- 148.14 Acres
- Zoning: Benton County - HI (Heavy Industrial)
- Municipal Services: Ground Well, Electricity and Natural Gas Available

STRENGTHS

- Current Dual Rail Service (Twin Tracks)
- Possible Dual Rail Loop Track Development (Twin Tracks)
- Barge Potential (Hedges)
- Flat Topography

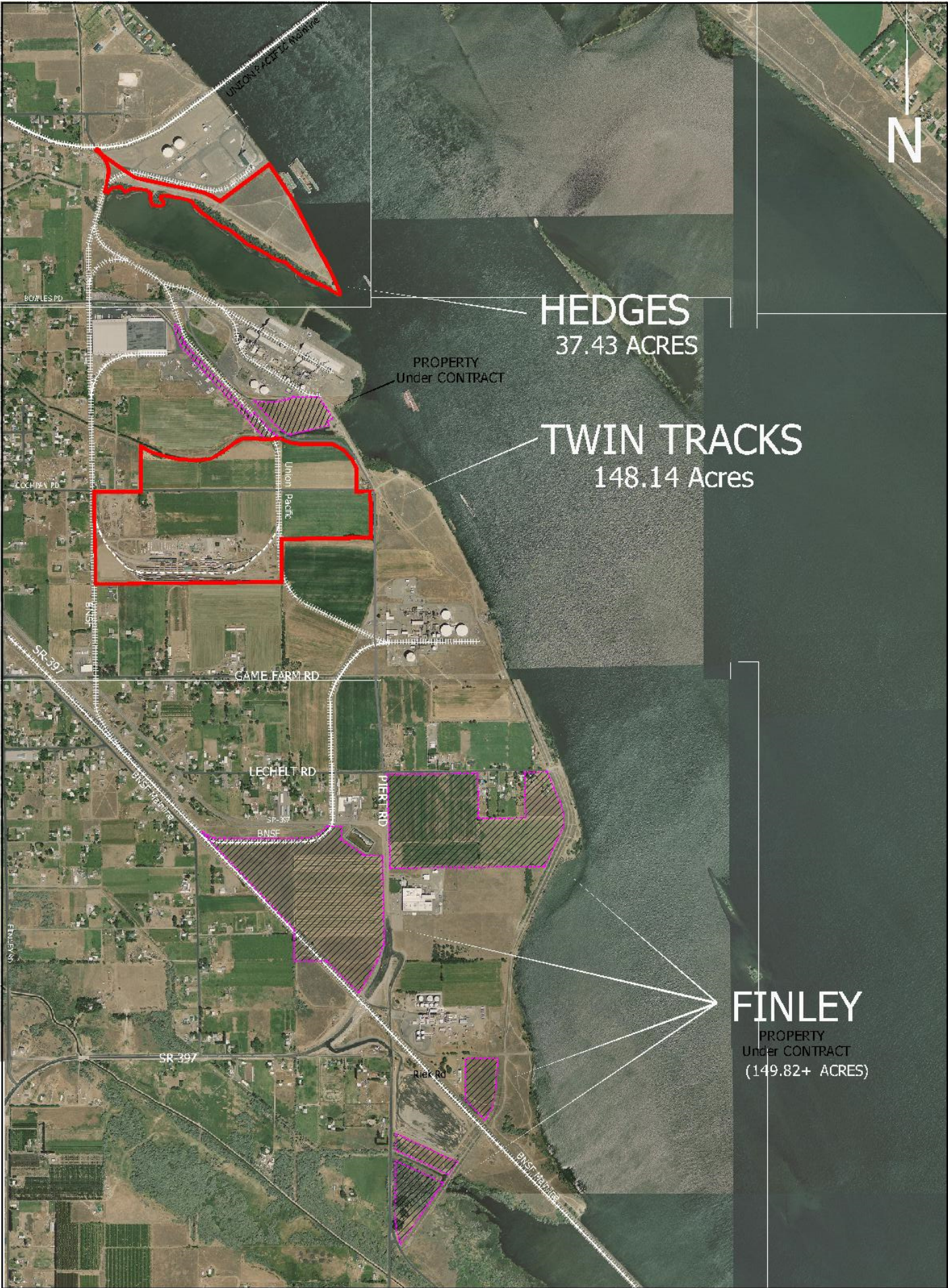
CHALLENGES

- No Municipal Water and Sewer Availability (All)
- Parcel Configuration Creates Internal Circulation Challenges (Hedges)
- Poor Road Access (Hedges)
- Realizing Barge Potential (Hedges)
- Adjacent to Existing & Expanding Residential (Twin Tracks)

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Complete Sale of 150+ Acres to Mercer Farms LLC (\$562,000 proceeds) ®**
- ☐ **Complete Sale of 12+ Acres to Agrium (\$75,000 proceeds) ®**
- **Market Hedges Parcels Consistent with Benton County Land Use & Zoning ®**
- **Hold Twin Track Site & Adjacent Parcels Pending Update of the Comprehensive Scheme**

Contractual Obligation
Support Previously Committed
® Revenue Generation Potential



HEDGES
37.43 ACRES

PROPERTY
Under CONTRACT

TWIN TRACKS
148.14 Acres

FINLEY
PROPERTY
Under CONTRACT
(149.82+ ACRES)

DRAFT

PLYMOUTH INDUSTRIAL

- 157+ Acres (Zoning: Benton County - P (Park District) and HI (Heavy Industrial))
- Municipal Services: Ground Wells and Power Available

STRENGTHS

- Near Interstate 82 and State Route 14
- Natural Gas - 1,000 Feet From Site
- Substantial Electrical Service in Immediate Vicinity

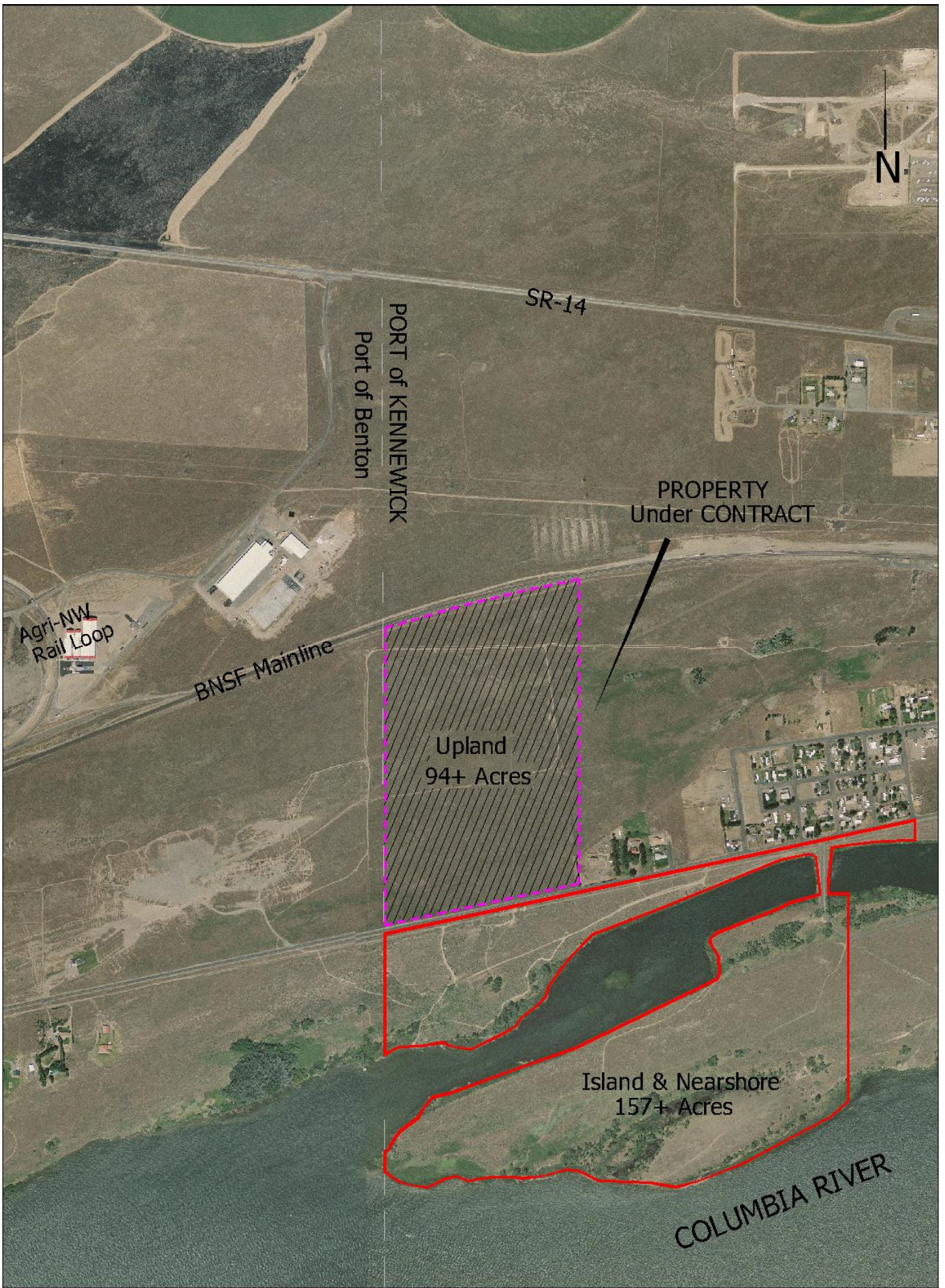
CHALLENGES

- Cultural Resource Protection on Island Areas and Nearshore
- No Municipal Water or Sewer
- Upwind of Residential Neighborhood; Buffer Area
- No Interior Roads

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Complete sale of 94+ acre upland parcels to Agri-NW (\$265,000 proceeds) ®**
- HOLD Island, Consult with CTUIR, and Consider Options to Assure Protection of Habitat and Cultural Resources Including Exploring Potential Transfer to CTUIR or Federal Government

Contractual Obligation
Support Previously Expressed
® Revenue Generation Potential



N

SR-14

PORT of KENNEWICK
Port of Benton

PROPERTY
Under CONTRACT

Agri-NW
Rail Loop

BNSF Mainline

Upland
94+ Acres

Island & Nearshore
157+ Acres

COLUMBIA RIVER

DRAFT

DISTRICT-WIDE WORK PLAN PROJECTS

SUGGESTED WORK PLAN

- ☐ Complete Projects Authorized in 2014 Budget
- ☐ Update Comprehensive Scheme of Development & Harbor Improvements **\$50,000**
- ☐ **Acquire Additional Property for Port Portfolio** ®
- ☐ **Pursue Grant Funding as Appropriate** ®
- ☐ **Engage Federal Governmental Relations Firm for Urban Renewal, Transportation Funding, Shoreline Enhancement, Permitting, Agency Relationships and Advising on Federal Funding Opportunities - \$60,000** ®
- ☐ Undertake Brand Evaluation Project **\$150,000**
- ☐ Partnership with City of Richland to Improve Badger Mountain Trailhead Parking & Restroom Facilities **\$200,000**
- ☐ Partnership with Benton County & West Richland to Pursue Red Mountain Interchange Project
- ☐ Continue Strengthening Governmental Relationships with CTUIR
- ☐ Continue Strengthening Governmental Relationships with Jurisdictional Partners: City of Kennewick, City of Richland, City of West Richland, City of Benton City, Benton County
- ☐ Prepare and Implement 100th Anniversary Activities in 2015
- ☐ Miscellaneous Building Demolition, Repairs/Upgrades

Contractual Obligation
Support Previously Expressed
® **Revenue Generation Potential**

DRAFT

DRAFT - DRAFT 2015-2016 PORT of KENNEWICK CAPITAL BUDGET DRAFT - DRAFT

Updated October 13, 2014 @ Special Port Commission Meeting

Updated October 13, 2014 @ Special Port Commission Meeting			TOTAL	CUT	FUNDED TOTAL	
KENNEWICK	CLOVER ISLAND					
	Boat Ramp	Bathrooms, Parking, Overview & In-water Ramps	\$600,000	\$0	\$600,000	
	Village at Island Harbor	Boardwalk, Artwork Area, Kiosks, Site-Work (Phase 1 & 2)	\$800,000	\$0	\$800,000	
	Shoreline 1135	Design & Planning	\$125,000	\$0	\$125,000	
	Shoreline 1135	"Bank" Matching Funds	\$500,000	\$0	\$500,000	
	Public Artwork	CTUIR Heritage Artwork & Eagle Artwork	\$95,000	\$0	\$95,000	
	Clover Island TOTAL		\$2,120,000	\$0	\$2,120,000	
	COLUMBIA DRIVE					
	Phase #1	Columbia Gardens Demolition	Removed Buildings & Slabs for New Construction & Streetscape	\$350,000	\$0	\$350,000
	Phase #1	421 Site (C-1 Building)	(3) Wineries, Site Work, Outdoor Seating	\$2,075,000	\$0	\$2,075,000
	Phase #1	ETF Shell Building (Cable Greens)	Shell Building for City ETF equipment	\$350,000	\$0	\$350,000
	Phase #1	Quiet Street & Utilities	Quiet Street, Undergrounding & Stubbing Utilities	\$175,000	\$0	\$175,000
	Phase #2	211 Site (Luster Glaze)	Arts Development Building, Site-Work, Parking Lot	\$1,250,000	\$0	\$1,250,000
		Purchase additional properties	Identify, Investigate & Potential Purchase Properties	\$1,175,000	\$0	\$1,175,000
	Columbia Drive TOTAL		\$5,375,000	\$0	\$5,375,000	
	VISTA FIELD REDEVELOPMENT					
	Phase #1	Master Planning	Master Plan & Implementation Plan	\$425,000	\$0	\$425,000
	Phase #1	Demolition	Building Demolition & Artifact Preservation	\$150,000	\$0	\$150,000
	Phase #2	Infrastructure Design	Roadways Design & Marketing	\$200,000	\$0	\$200,000
	Phase #2	Infrastructure Construction	Construction "Bank" Development Partner Matching Funds	\$1,000,000	\$0	\$1,000,000
	Vista Field Redevelopment TOTAL		\$1,775,000	\$0	\$1,775,000	
	VISTA FIELD INDUSTRIAL					
		415 N. Quay Building A	Renovation of 25-Year Old Building (Bruker)	\$950,000	\$0	\$950,000
	Vista Field Industrial TOTAL		\$950,000	\$0	\$950,000	
	OAK STREET INDUSTRIAL					
		1426 E. 3rd Avenue	Development Buildings A & B (Tenant Improvements)	\$30,000	\$0	\$30,000
	Phase #1	1515 E. 3rd Avenue	Ag Engineering Buildings (Rudimentary Repairs)	\$50,000	\$0	\$50,000
	Phase #2	1515 E. 3rd Avenue	Ag Engineering Buildings (Rudimentary Repairs)	\$60,000	\$0	\$60,000
	OAK STREET Industrial TOTAL		\$140,000	\$0	\$140,000	
RICHLAND						
		Badger Mt. Trailhead	Interlocal Agreement (Parking & Trailhead improvements)	\$200,000	\$0	\$200,000
		Purchase Land	Identify & Purchase New Development Site	\$150,000	\$0	\$150,000
		Street Lighting Installation/Upgrades	Identify Fuctional Attractive Lights and Install 3 New & Replace 19 Existing	\$75,000	\$0	\$75,000
Richland TOTAL		\$425,000	\$0	\$425,000		
West Richland						
		Master Planning & Due Diligence	Investigate & Resolve Entitlement Issues	\$25,000	\$0	\$25,000
		Unidentified Project		\$0	\$0	\$0
WEST RICHLAND TOTAL		\$25,000	\$0	\$25,000		
OTHERS						
		Benton County Unidentified Project	\$0	\$0	\$0	
		Benton City Unidentified Project	\$0	\$0	\$0	
	OTHERS TOTAL		\$0	\$0	\$0	
DISTRICT WIDE						
		Comp Scheme Update	Refine Direction with substaintial Public Involvement	\$50,000	\$0	\$50,000
		Brand Evaluation	Analyze Branding Issues, Website & Marketing Updates	\$150,000	\$0	\$150,000
		Operations	Replace Front-End Loader	\$75,000	\$0	\$75,000
District-Wide TOTAL		\$275,000	\$0	\$275,000		
			\$11,085,000	\$0	\$11,085,000	

AVAILABLE FUNDS\$7,400,000-\$3,685,000

NECESSARY CUTS\$3,685,000