



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

OCTOBER 13, 2014 MINUTES

CALL TO ORDER

Commission President Don Barnes called the Commission meeting to order at 6:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

The following were present:

Board Members: Don Barnes, President
Skip Novakovich, Vice-President
Thomas Moak, Secretary

Staff Members: Tim Arntzen, Executive Director
Tana Bader Inglima, Director of Governmental Relations & Marketing
Tammy Fine, Director of Finance/Auditor
Amber Hanchette, Director of Real Estate & Operations
Larry Peterson, Director of Planning & Development
Bridgette Scott, Executive Assistant
Lisa Schumacher, Special Projects Coordinator
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Mayor Brent Gerry led the Pledge of Allegiance.

PUBLIC COMMENTS

West Richland Mayor, Brent Gerry thanked the Commission for the opportunity and submitted a letter for the record (*Exhibit 1*). The City of West Richland and the Port of Kennewick have worked hard on the race track property and Mayor Gerry briefly update the Commission on the progress with the Urban Growth Application (UGA). City and port staff met with Futurewise and he is confident there will not be any opposition to the UGA. He also stated the city presented the project to the Benton-Franklin Council of Governments for a Comprehensive Economic Development Strategy (CEDS) grant, and the project was ranked number one in rural areas. Mayor Gerry is requesting approximately \$400,000 for economic development, to help fund the infrastructure around the racetrack, which is estimated to cost \$1,843,000. Mayor Gerry requested the Commission consider the proposal and feels if the port is able to go above the minimal \$25,000 investment, both entities would benefit.

COMMISSION COMMENTS

Mr. Novakovich asked Mayor Gerry if the requested \$1,843,000 is for extending infrastructure to the racetrack or if it is for other purposes.

Mr. Gerry indicated it would be for extending the utilities to the racetrack and surrounding properties.

No further public comments were made.



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PRESENTATION

A. 2015-2016 Planning Workshop

Mr. Arntzen appreciates the opportunity bring the draft 2015-2016 Work Plan to the Commission and the public. Previously, the port has presented a one year Work Plan and budget; however, it was recommended that the port move to a two year Work Plan and budget. This created more of a challenge to determine what projects are a priority for the port. What is being presented tonight, is a draft plan with rough budget numbers. Mr. Arntzen stated that Mr. Peterson will work through the draft, property by property and will summarize the strengths and weaknesses of each plan. He further stated that the port needs to budget for the next two years, and the wish list is ambitious, so items will need to be prioritized. There are projects that the port is committed to and there are projects that the community has rallied around, so this will be the time to prioritize and budget. Mr. Arntzen explained not every detail needs to be figured out tonight, but he would like to get through a large portion tonight, and narrow down the list at the Regular Commission Meeting on October 14, 2014. Mr. Arntzen suggested that after each property summary, the public be allowed to comment.

Ms. Fine briefly explained that the draft Work Plan currently has \$11,000,000 in capital expenditures. Ms. Fine is currently working on the preliminary two year budget, and explained that the port has approximately \$7,400,000 available for the 2015-2016 Work Plan, however, \$5,200,000 are committed funds. Ms. Fine explained \$3,700,000 will need to be cut from the draft plan, and this will leave the port with \$2,500,000 in contingency funds, and approximately \$200,000 in unrestricted funds. Ms. Fine stated the exact amount will be rolled out during the preliminary budget process on October 28, 2014. Ms. Fine further stated the Commission should consider the numbers are staff estimates, so completing committed projects first is key, then prioritize the remaining projects. Ms. Fine indicated the \$7,400,000 includes the property taxes the port receives in April and October, and many capital projects are funded through the property taxes. Generally, the port does not spend the entire budgeted amount for capital projects; for example, 2014 budgeted amount was \$5,000,000, however, to date, we have only spent \$2,300,000, in which some funds will be rolled over into 2015.

Mr. Novakovich inquired about the port's current reserve fund.

Ms. Fine stated, the port currently has \$9,600,000. Generally, the State Auditor will not write a finding, unless you fall below a three month cash reserve. The \$2,500,000 will give the port an eight month reserve.

Mr. Novakovich confirmed our reserves will drop down to \$2,500,000, plus \$200,000 in restricted funds. He asked what the port's reserves have been for the past three years.

Ms. Fine indicated the reserves have held steady at \$10,000,000.

Mr. Peterson stated through previous discussions with the Commission and a review of current port commitments, there is an \$11,000,000 wish list. At this time, the port has \$5,200,000 in committed funds projects, such as:

- Columbia Drive Redevelopment with the City of Kennewick
- Clover Island boat ramp
- Vista Field Redevelopment Contracts



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The Commission will need to cut \$3,700,000 in projects from the identified list, however, with the projects that will ultimately make it on the Work Plan, it will be an active, productive and beneficial two years for the port.

The following are achievements for the Port of Kennewick 2013-September 2014

CLOVER ISLAND

- Obtained \$238,000 R.C.O. Grant for Boat Launch Facility Improvements
- Marina at 94% Occupancy
- Pursued Removal of Corps of Engineers Corner Parcel Deed Restriction
- Joint Port/Yacht Club Site Improvements- Shed & Landscaping
- 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
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) (No Legal Challenge of Process 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
- Removed Underground Storage Tanks and Fuel Dispensers Related to Former Airport Fuel Station
- 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

OAK STREET INDUSTRIAL PARK

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



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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
- 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

The following are work in progress for the Port of Kennewick

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 AND INDUSTRIAL PARK

- Vista Field Redevelopment Planning with DPZ Assistance (Includes Supporting Vista Vision Task Force & Public Outreach)



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- 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.

The following are suggested projects for the Port of Kennewick

CLOVER ISLAND SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- Design & Construction of Boat Launch Improvements - \$600,000 (\$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 - \$650,000 (\$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

Ms. Bader Inglima gave a brief description of the CTUIR artwork. The installation will feature a bronze of an elderly woman in a traditional deerskin dress representing a time period of about 200 years ago. This grandmother figure will be gathering Tule reeds with a traditional knife, and will be installed at a higher level, gazing across the water feature toward the figure of a young man who is also gathering Tule--symbolically looking forward toward the Tribes' future. Alternatively, the bronze of the young man, who is also gathering Tule reeds, will appear in modern dress of cut-off jeans and t-shirt, and using a modern knife, will be gazing back across the pond and across time toward the elderly woman—symbolically recognizing and reflecting on the Tribes' past.



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Mr. Peterson indicated that over the next two years, there will be approximately \$2,100,000 invested in design and construction on Clover Island.

PUBLIC COMMENT

No comments were made.

COMMISSION COMMENTS

Mr. Novakovich asked if any value engineering could be applied to the Village at Island Harbor project.

Mr. Peterson indicated there is a potential to complete the Village at Island Harbor in phases. The shoreline would be completed first, then work from shore line in, by creating a boardwalk, a stable bank, railing and some landscaping around the artwork installation. The remaining improvements, as drawn out in the conceptual plans could be completed in phase two.

Mr. Novakovich believes Clover Island is the showcase of the port and if we are going to undertake a project of this magnitude, it should be completed and done right. Mr. Novakovich asked if the port could earmark the land sale money for the 1135 matching funds.

Mr. Peterson stated the Commission has the option to use the land sales to fund the matching.

Mr. Moak inquired if staff is aware when the federal government may fund the 1135 project.

Mr. Peterson indicated the Army Corps of Engineers has approximately \$4,000,000 budgeted to the port. Staff understands there is quite a bit of support from the Corps to improve the habitat around the Island. Mr. Peterson stated the project may likely be funded in the 2017-2018 federal budget.

Ms. Bader Inglima stated the 1135 project is an ongoing, continuing, authorization program for the Corps. The port is currently going through the feasibility assessment and analysis, which sets us up for construction and implementation. Ms. Bader Inglima stated she has heard positive feedback from the Corps staff, and they are very excited for the opportunity. It has taken eight years to get to this point and allocating the funds would show the Corps the port's strong commitment to the habitat restoration. Ms. Bader Inglima stated our partners with the CTUIR would like to be involved and were very pleased with the West Causeway restoration and would bring an added level of support for the port.

Mr. Barnes inquired if the parcel west of the marina would be marketed for a land sale or a long term ground lease.

Mr. Peterson stated the Commission has previously directed staff to lease property on Clover Island.

Mr. Barnes asked what the anticipated income from a ground lease might be.

Mr. Peterson indicated the parcel is approximately 1.2 acres at \$5/per square foot, rate of return varying, the potential income could be \$30,000-\$40,000 per year.



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Mr. Arntzen stated, part of the improvements are ancillary to the Native American artwork, which is a high value for the tribes. Although the project does not have a high return on investment, the non-economic value to the port is immeasurable.

COLUMBIA DRIVE SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- Complete Building & Site Demolition in Advance of Port & City Improvements - \$350,000
- Complete Design Work and Construct Phase 1 Columbia Gardens Wine Village -\$2,075,000
- Complete Design Work and Fund Construction of Effluent Building Shell Phase 1 Columbia Gardens Wine Village -\$350,000
- 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; Grants or other Non-Port sources)
- Acquire Strategic Properties - \$ 1,175,000
- 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

Mr. Peterson stated approximately \$5,400,000 is slated for Columbia Drive projects, with \$3,000,000 in funds already committed.

PUBLIC COMMENTS

Ed Frost, 609 West Albany Avenue, Kennewick. Mr. Frost inquired when the walkway around Duffy's Pond will be completed.

Mr. Peterson explained the City of Kennewick has completed the design and permit process and is currently bidding the project. The estimated completion of the walkway is June of 2015.

Don Britain, Mayor Pro Tem, Kennewick City Council. Mr. Britain thanked the Commission for the opportunity to reaffirm the City of Kennewick's commitment to the completion of Columbia Drive. The 2013 Interlocal, which was established between the port and city is historic and mutually beneficial for both entities. Mr. Britain believes the Interlocal not only shows a commitment to redevelop the area, but shows a commitment for other phases. Mr. Britain stated the partnership has been effective and the city has enjoyed working with the port.



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COMMISSION COMMENTS

Mr. Moak inquired if the 211 art development building is part of the Interlocal Agreement.

Mr. Peterson stated the 211 building was initially going to be the site for the wine effluent treatment center however, the location at cable greens was better suited for the facility. The 211 art development building is not part of the Interlocal Agreement with the city. ✓

Mr. Novakovich stated the port is committed, ethically and morally to complete the following projects:

- Complete Building & Site Demolition in Advance of Port & City Improvements - \$350,000
- Complete Design Work and Construct Phase 1 Columbia Gardens Wine Village -\$2,075,000
- Complete Design Work and Fund Construction of Effluent Building Shell Phase 1 Columbia Gardens Wine Village -\$350,000
- Undergrounding of Overhead Distribution Lines and Extension of Utilities in Conjunction with City's Streetscape Project - \$175,000

Mr. Barnes agrees with Mr. Novakovich and stated the port has every intention of honoring our commitment to the city.

Mr. Arntzen inquired if the Commission would like to place the 211 art development building in the interim category, until additional funds are secured, which could include as grants and/or partnerships to help rehab the site.

VISTA FIELD REDEVELOPMENT AND INDUSTRIAL PARK SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- Vista Field Redevelopment - Master Planning Including Pattern Language Process - \$425,000 (\$385,000 under contract)
- Vista Field Redevelopment - Asbestos Removal & Demolition - \$150,000
- Vista Field Redevelopment - Infrastructure Design & Marketing - \$200,000
- 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

Mr. Peterson stated the port is currently contracted with Duany Plater-Zyberk (DPZ) to complete the master plan for the former Vista Field Airport. The port is also contractually committed to renovating the VFDF building for Bruker, as stipulated in their 2013 lease agreement. With



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additional code requirements for the HVAC system, and to bring the building into full compliance with the American Disabilities Act (ADA), the amount has increased from \$750,000 to \$950,000.

PUBLIC COMMENT

No comments were made.

COMMISSION COMMENTS

Mr. Novakovich believes the Bruker building should be completed and inquired if Bruker would be open to extending their lease based upon the increased investment.

Mr. Peterson stated he has spoken to Bruker and they would be open to a lease extension.

Mr. Moak believes the redevelopment at Vista Field is the most important project for the region and stated the \$1,000,000 should be banked, to show our commitment to the project.

Mr. Barnes agrees with Mr. Moak and the port should make a strong commitment, however, he believes with the current estimates on infrastructure, he is not sure \$1,000,000 is enough. Mr. Barnes stated the port should look at other ways of financing the infrastructure investment and believes we need to do more homework. The banked funds may show commitment, but it will not provide ultimate answer regarding the infrastructure.

Mr. Novakovich agrees with Mr. Barnes, and believes we should bank some money, but not \$1,000,000, possibly \$500,000.

Mr. Peterson stated, DPZ, as part of their contract, has been tasked to look financial and economic strategies regarding the redevelopment. They will look at several options:

- pay as you go
- leveraging port assets with private equity from sub-developers, builders or investors
- borrow funds
- utilize land sale funds

Ms. Fine indicated that Foster Pepper has provided a legal analysis of what the port can do legally, regarding spending, which DPZ has been provided.

Mr. Arntzen asked the Board for clarification regarding the banking of development funds.

Mr. Barnes would like to revisit after staff has reviewed the entire Work Plan.

OAK STREET 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



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- Ag Engineering Building (1515 E. 7th Ave) Phase 2 Building Improvements - \$60,000
- Market Land Southeast of Development Buildings A, B, & C

PUBLIC COMMENT

No comments were made.

COMMISSION COMMENTS

Mr. Novakovich agrees with Mr. Peterson's suggestions.

Mr. Barnes stated the port needs to be a good landlord and update the Ag Engineering Building.

Mr. Barnes recessed the Special Commission Meeting at 7:52 p.m. for eight minutes.

Mr. Barnes reconvened the Special Commission Meeting at 8:00 p.m.

RICHLAND 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

PUBLIC COMMENT

No comments were made.

COMMISSION COMMENTS

Mr. Novakovich believes the lighting in Spaulding Business Park should be replaced and funds committed to Badger Mountain/Trailhead Park. In regards to purchasing additional land in Richland, Mr. Novakovich stated that the port should forgo purchasing or fund with additional land sales.

Mr. Moak agrees with replacing the lighting and committing funds to Badger Mountain/Trailhead Park, but does not believe we should be purchasing more land in Richland at this time.

Mr. Barnes is in favor of committing funds to Badger Mountain/Trailhead Park, because it is in line with the port mission, goals, and objectives. Mr. Barnes would like to see the lighting replaced in Spaulding Business Park and believes the acquisition of Richland property could be funded at a later date.

WEST RICHLAND SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- Complete Former Racetrack Phase II Master Planning



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- 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

Mr. Peterson reported that the West Richland suggested Work Plan is consistent with the Board's consensus at the August 12, 2014 Regular Commission Meeting, where staff would complete a series of steps and activities for West Richland, prior to development. The Racetrack is currently unincorporated land and UGA is currently in a sixty day appeal period.

PUBLIC COMMENT

No comments were made.

COMMISSION COMMENTS

Mr. Novakovich agrees with the \$25,000 and the proposed action for West Richland and believes there is not enough concrete information to consider the Mayor's request.

Mr. Peterson explained that there are many issues the port needs tie up in West Richland, before we are ready to build.

Mr. Moak stated the port needs to prepare the property and we can revisit West Richland, once the property is ready.

Mr. Barnes agrees with Mr. Novakovich and Mr. Moak. At this time, there are higher ranking projects for the port, however, once the entitlement issues are take care of, we can move forward.

SOUTHRIDGE 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)

PUBLIC COMMENT

No comments were made.

COMMISSION COMMENTS

No comments were made

FINLEY-HEDGES-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)



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- Market Hedges Parcels Consistent with Benton County Land Use & Zoning
- Hold Twin Track Site & Adjacent Parcels Pending Update of the Comprehensive Scheme

PUBLIC COMMENT

No comments were made.

COMMISSION COMMENTS

No comments were made

PLYMOUTH INDUSTRIAL 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

PUBLIC COMMENT

No comments were made.

COMMISSION COMMENTS

No comments were made.

OTHER PORT PROJECTS

- Comprehensive Scheme Update: refine direction with substantial public involvement
- Brand Evaluation: analyze branding issues, website and marketing updates
- Operations: replace front end loader

PUBLIC COMMENT

No comments were made.

COMMISSION COMMENTS

Mr. Moak expressed his desire to add funds for brand evaluation, but did not believe we needed to invest \$150,000. Mr. Moak believes the branding will help the port identify who we are and where we are going.

Mr. Barnes agrees with Mr. Moak that there should be some investment in brand analysis

Mr. Novakovich stated that he has been involved with the brand analysis being performed by TRIDEC and Tri-Cities Regional Chamber of Commerce and it is a very time consuming project. Mr. Novakovich is not opposed to rebranding or funding, but he would rather the port on work bricks and mortar projects. He supports the comp scheme and the purchase of the front end loader.



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Mr. Peterson confirmed with the Commission to remove purchasing additional properties on Columbia Drive for the amount of \$1,175,000.

Mr. Arntzen confirmed with the Commission to remove \$300,000 from the Village at Island Harbor.

Mr. Novakovich did not believe there was Board consensus to remove \$300,000 from Village at Island Harbor and stated that spending the additional funds would be in the best interest of the port and our partners.

Mr. Barnes indicated he would not want to do anything to slight our partnership with the Army Corps of Engineers or the CTUIR.

Mr. Moak would like to see \$500,000 budgeted for the Village as Island Harbor, and once the design is completed, then we can take a further look at it, and potentially find extra money.

Mr. Peterson and Mr. Arntzen confirmed with the Commission to remove the arts development building and hold for later.

Mr. Peterson and Mr. Arntzen confirmed with the Commission to reduce the Vista Field Infrastructure Construction Bank to \$500,000.

Mr. Peterson and Mr. Arntzen confirmed with the Commission to reduce the brand evaluation to \$75,000.

Mr. Peterson will revise the draft 2015-2016 Port of Kennewick Capital Budget Spreadsheet and present it to the Board at the Regular Commission Meeting on October 14, 2014. Mr. Peterson thanked the Board for their insight and explained it has been very helpful.

Mr. Arntzen stated the Board has done a very good job on the Work Plan and we are at a good ending point. Mr. Arntzen further stated, the Board will be able to formally approve the 2015-2016 Work Plan at the Regular Commission Meeting on October 14, 2014, which will allow Ms. Fine adequate time to finish the budget. Mr. Arntzen appreciated the process and public comment and thanked the City of Kennewick for attending.

PUBLIC COMMENTS

Don Britain, Mayor Pro Tem, Kennewick City Council. Mr. Britain thanked the Commission for allowing him to address the Board. Mr. Britain explained that the port has done a great job in pursuing important projects, with the greatest benefit to the community. Mr. Britain agrees with Mr. Moak, that there are projects that are very important to the port and the region, which will require a balancing act. The opportunity to redevelop Vista Filed is a tremendous opportunity and the Columbia Drive Wine Village partnership is a significant investment by both entities. Mr. Britain explained the Commission and staff have done an excellent job on pushing Columbia Drive forward and the partnership between city and port staff has been very positive and we look forward to a continued partnership for the success of Kennewick.

COMMISSION COMMENTS

Mr. Barnes agrees with Mr. Britain, and is proud of port and city staff, for the collaborative effort on the



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Columbia Drive project. Mr. Barnes looks forward to working with the City of Kennewick for the benefit of our community, to move the project forward to completion and the opportunity to work together on future projects. Mr. Barnes thanked port staff for their hard work on draft 2015-2016 Work Plan.

Mr. Peterson reiterated, if the Commission moves forward with the items on the proposed list, by the end of 2016, the port will have accomplished the following:

- New Boat Ramp and Bathrooms
- Village at Island Harbor boardwalk
- Installation of the CTUIR Heritage Artwork
- Three new wineries located on Columbia Drive
- Vista Field Master Plan completed
- Badger Mountain/Trailhead Parking Completed with the City of Richland
- West Richland Entitlement Issues Completed
- 1135 Partnership with U.S. Army Corps of Engineers

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 9:00 p.m.

APPROVED:

PORT of KENNEWICK BOARD of COMMISSIONERS

Don Barnes, President

Skip Novakovich, Vice President

Thomas Moak, Secretary



3801 W. Van Giesen Street * West Richland, WA 99353 * www.westrichland.org
Office of the Mayor (509) 967-3431 FAX (509) 967-5706

October 13, 2014

Port of Kennewick Commissioners
350 N Clover Island Drive
Kennewick, WA 99336

Reference: 2015-2016 Work Plan

Dear Commissioners:

The City of West Richland appreciates the cooperative and quality working partnership that we have all worked hard to develop and enhance over the past few years. We look forward to continuing this great relationship and working together into the years to come.

The work over the last year on the Urban Growth Area (UGA) expansion has brought us closer to turning the old West Richland Race Track (Track) property into an active business development area that will bring both economic investment and jobs into the Port District and the City of West Richland. On September 30, 2014, the Benton County Commissioners approved adding 93 acres into the City's UGA. This is a fantastic accomplishment that we achieved working together towards this common goal.

The City was notified on October 7, 2014 by the Benton-Franklin Council of Governments, that the City's project proposal under the Comprehensive Economic Development Strategy (CEDS) Project Application process was ranked #1 in the rural category. This project proposes to extend public infrastructure, including water, sanitary sewer, and industrial sewer main extension, to the Track property. Extending infrastructure to the Port's property is vitally important to make progress towards the ultimate goal of having development ready property.

The infrastructure planned for this project is estimated at \$1,843,000, which includes engineering & design - \$218,000, and construction - \$1,625,000. In support of this project and in the spirit of continuing our effective partnership, we request that the Port commit approximately 20% of this project amount totaling \$400,000 within the Port's 2015-16 Work Plan. As with other projects the Port is actively pursuing, this project is not just for the City of West Richland and the Port of Kennewick, it will benefit all jurisdictions within the Port's district.

Thank you again for being a great partner. We look forward to working cooperatively with the Port of Kennewick to make redeveloping the West Richland Race Track Project an overwhelming success.

With Highest Regards,

Brent Gerry, Mayor

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

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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

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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

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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

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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

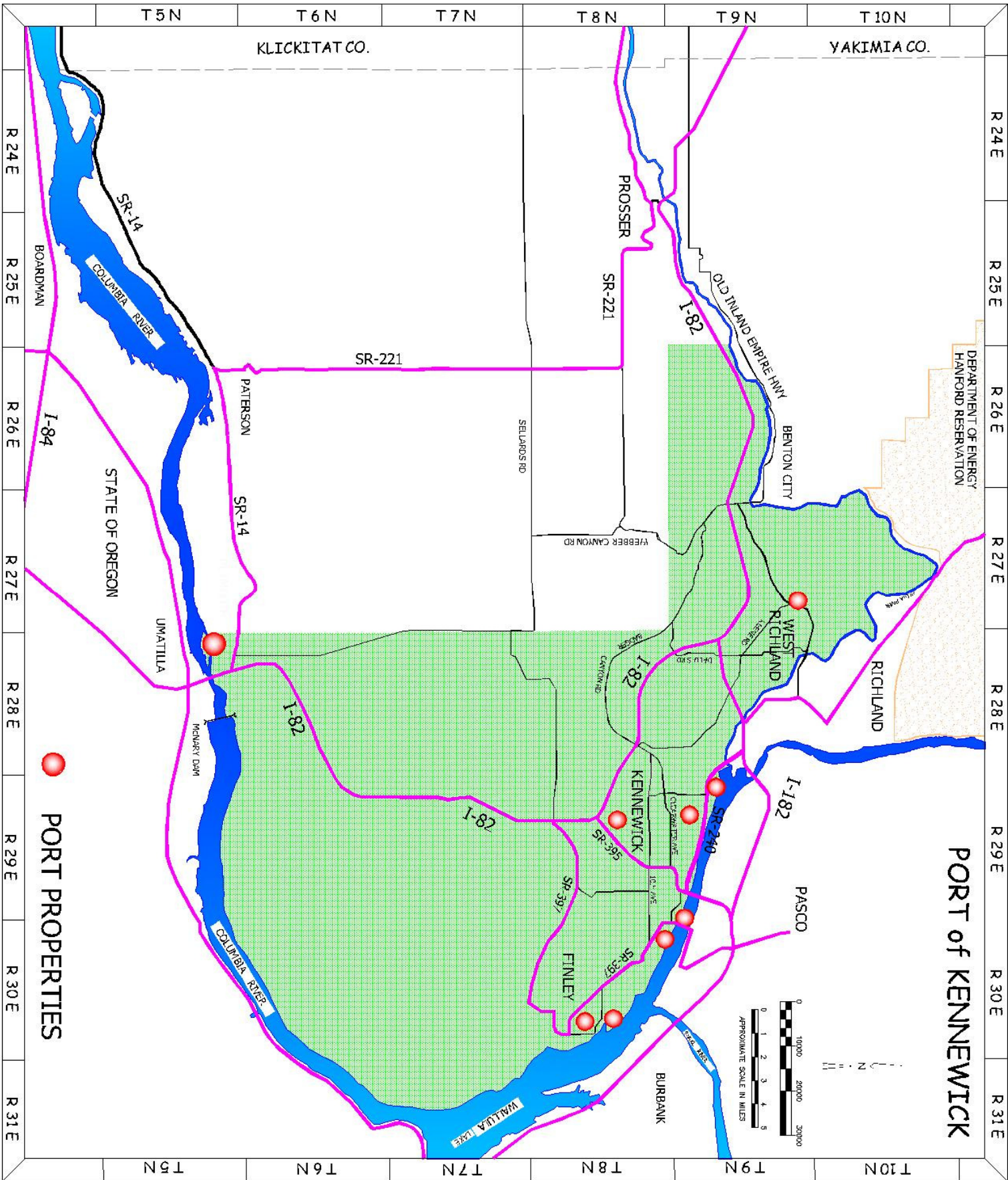
- Promoting Park to Medical, Professional and Office Industry

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.



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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

N

COLUMBIA RIVER

LIGHTHOUSE
2009-2010

ROAD & UTILITIES
2006

REPLACEMENT PARKING
2009

PARKING RECONSTRUCTION
2011

SHORELINE
ENHANCEMENT
2010-2011

YACHT CLUB &
OFFICE BUILDING
2008-2009

GATEWAY
2009-2010

Cedar's

C.I. Inn

USCG

ADMIN/RETAIL
BUILDING
2005-2006

MARINA
REPLACEMENT
2007-2008

Duffy's Pond

Clover Island Drive

Columbia Drive

SR-397



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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

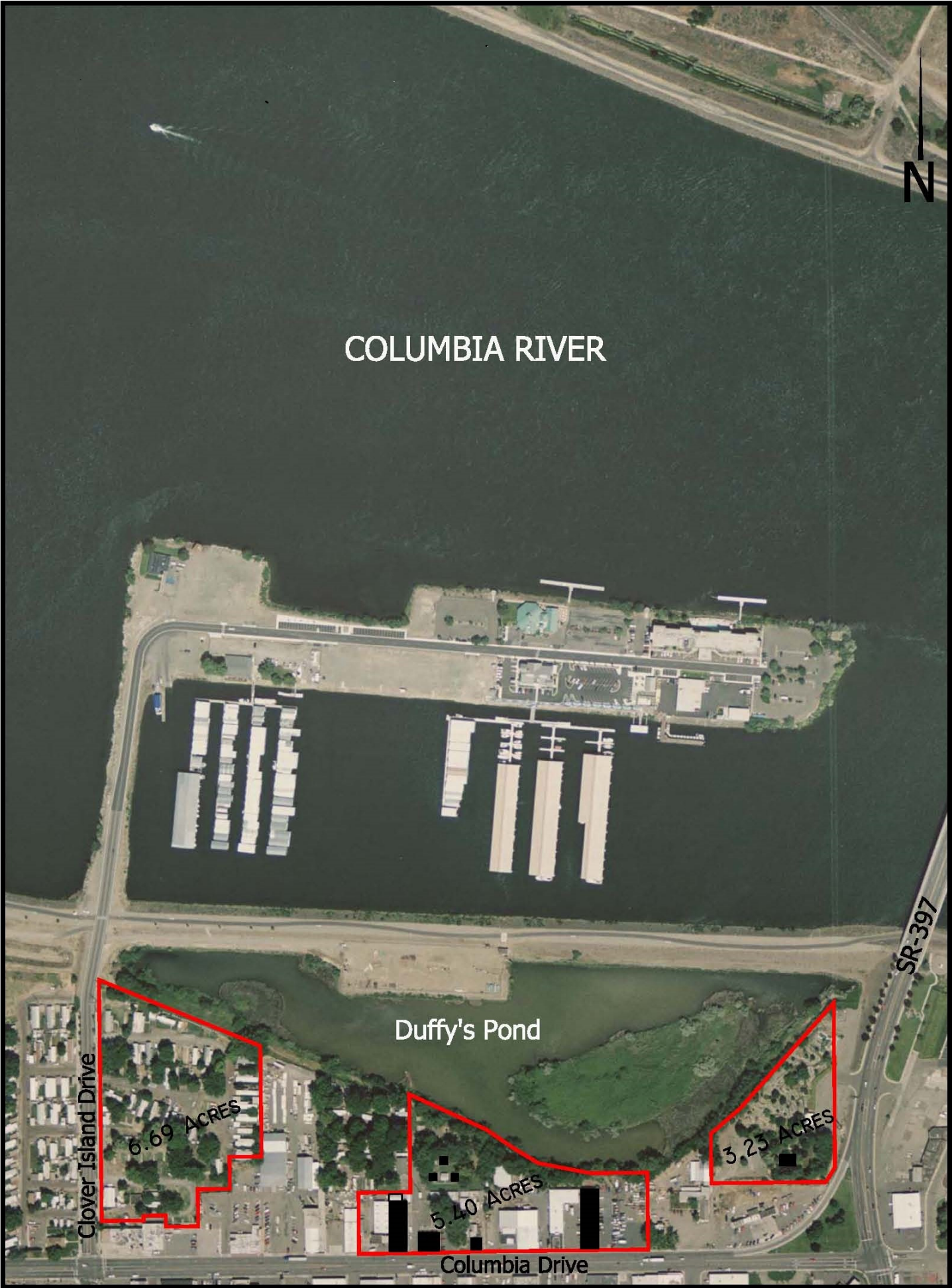
CHALLENGES

- 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

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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**



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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



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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

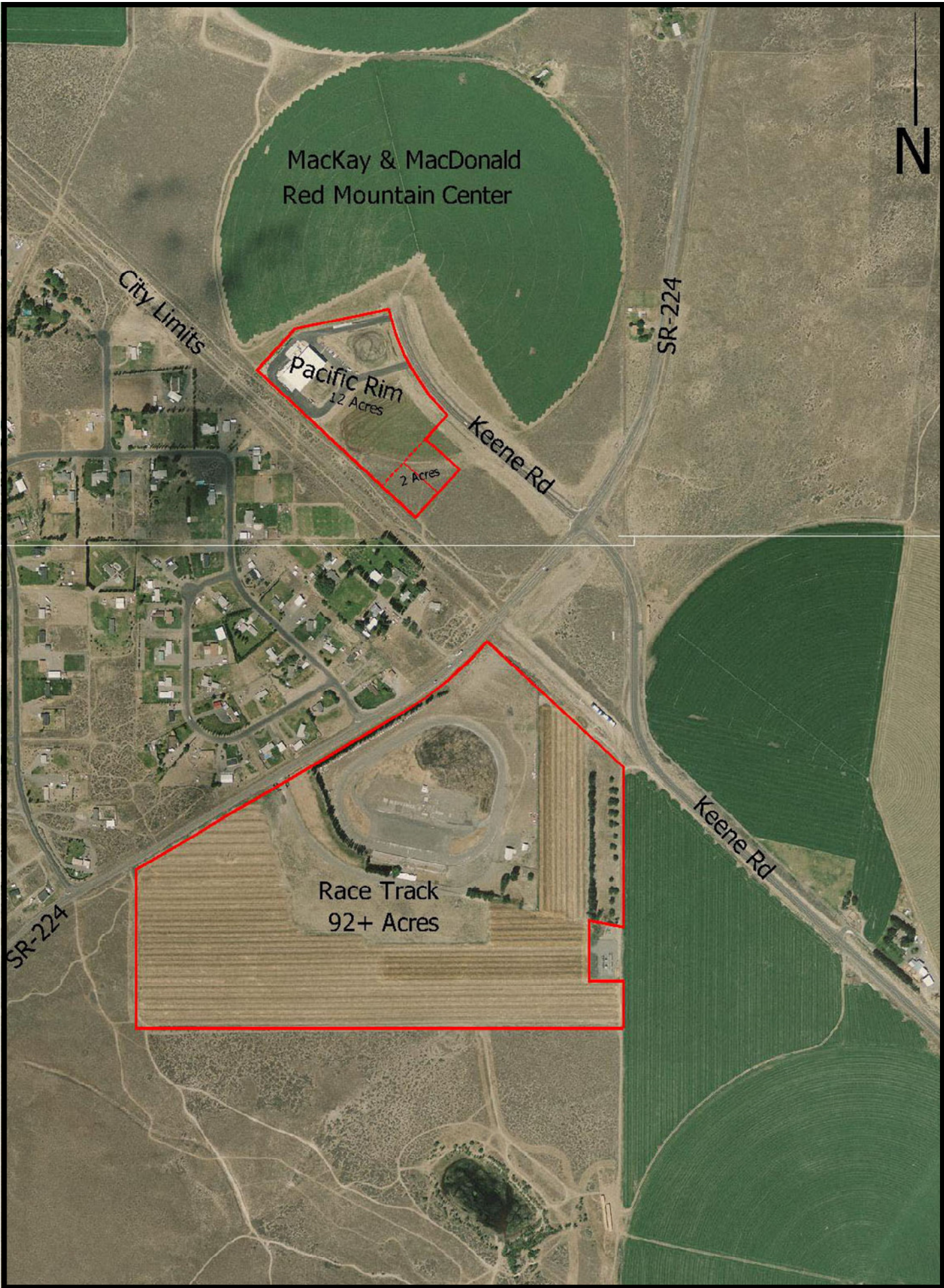
CHALLENGES

- 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**



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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)

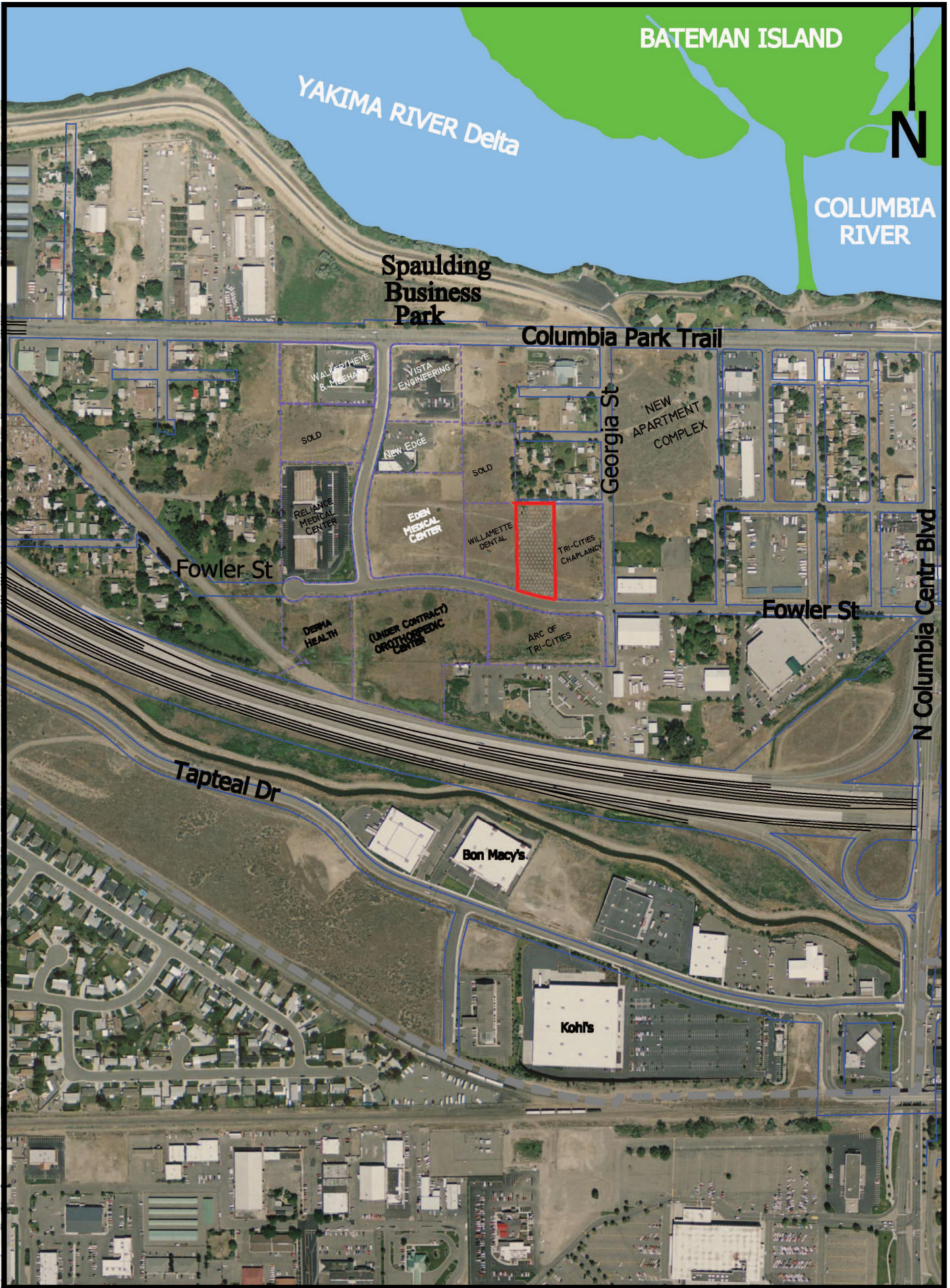
CHALLENGES

- 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



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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

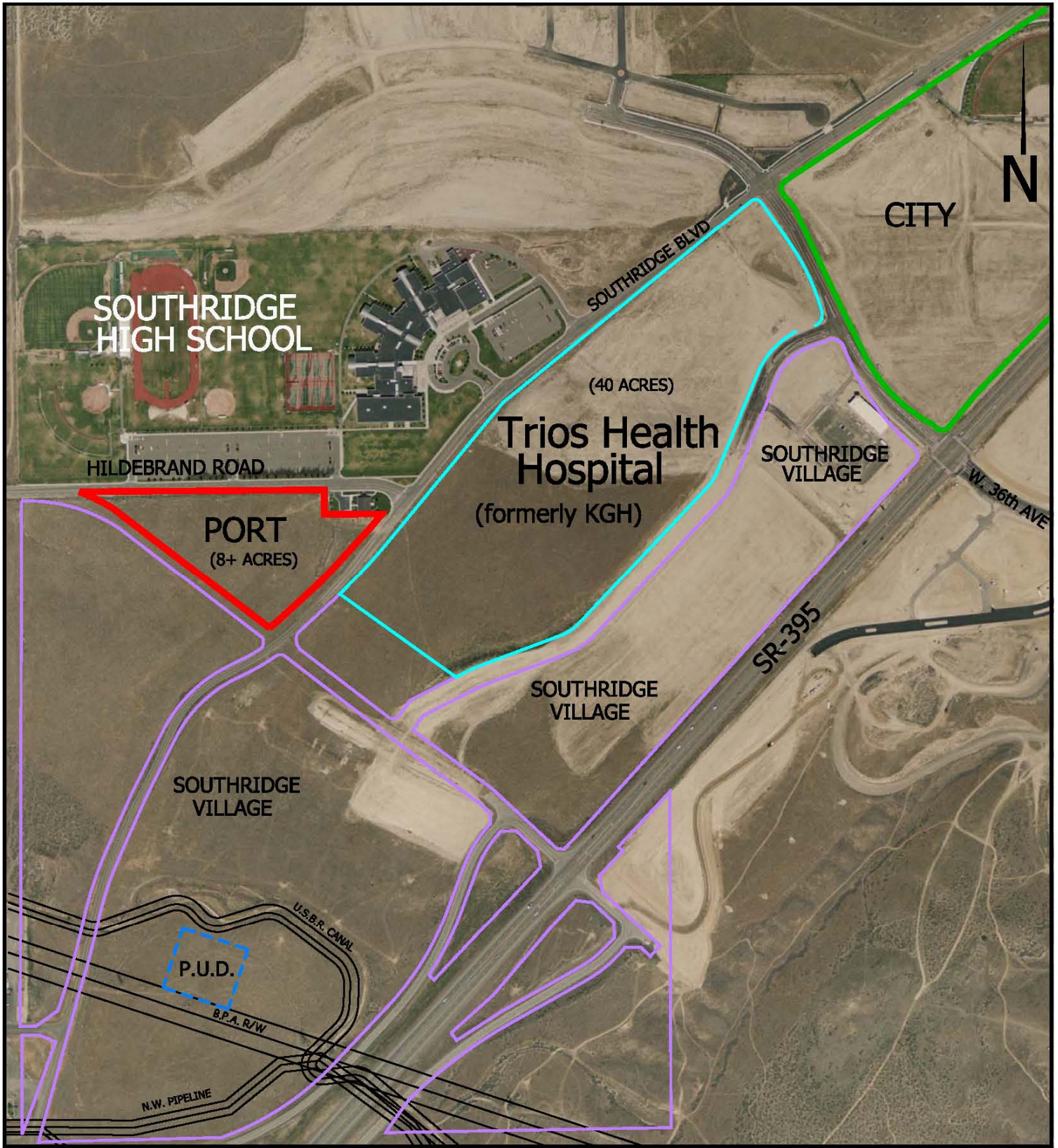
CHALLENGES

- 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)

(40 ACRES)

**Trios Health
Hospital**

(formerly KGH)

**SOUTHRIDGE
VILLAGE**

W. 36th AVE

SR-395

**SOUTHRIDGE
VILLAGE**

**SOUTHRIDGE
VILLAGE**

P.U.D.

U.S.B.R. CANAL

B.P.A. R/W

N.W. PIPELINE

CITY

N

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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

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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

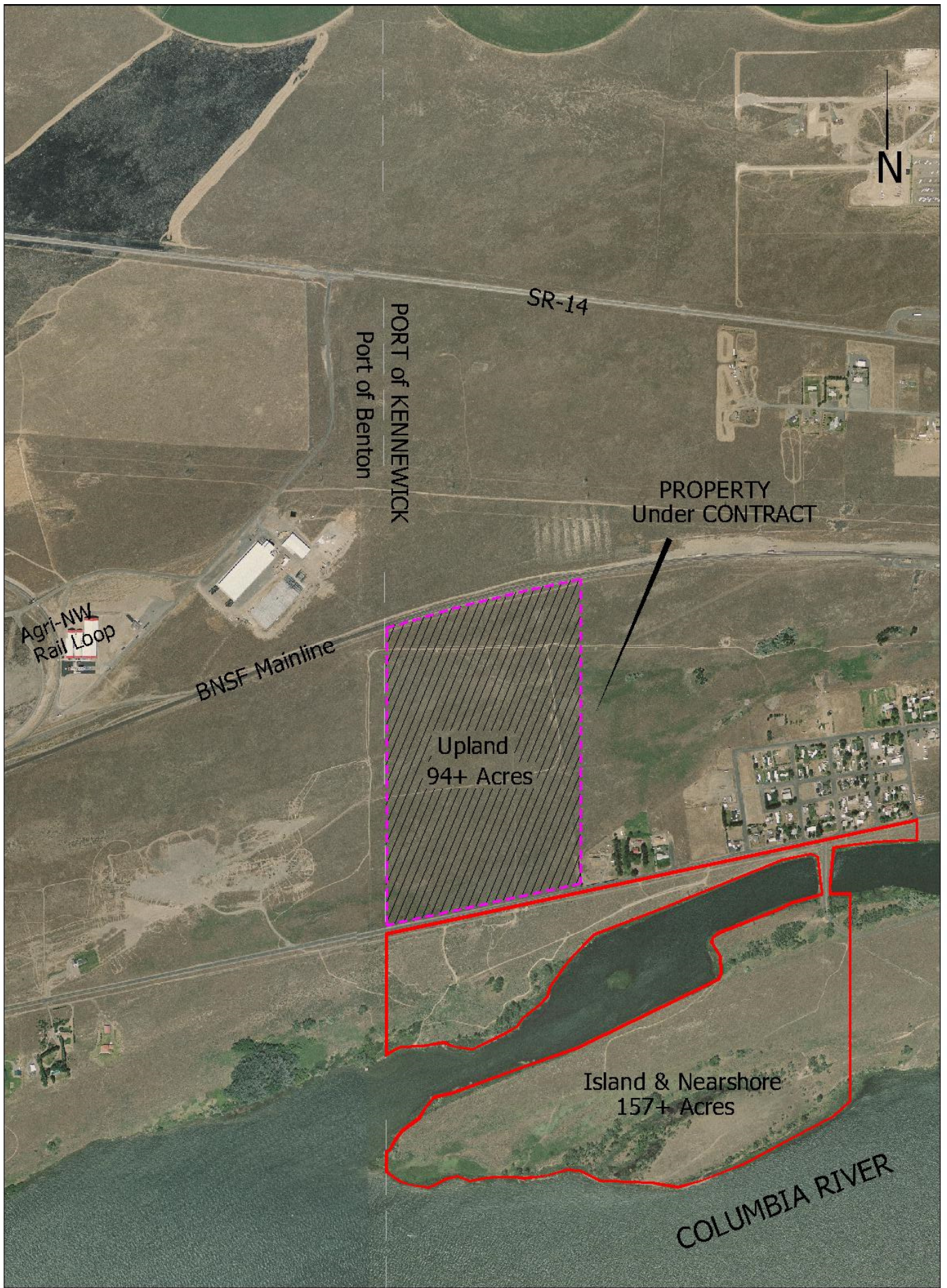
CHALLENGES

- 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**



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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**

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