



# SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 12, 2013 MINUTES

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## CALL TO ORDER

Commission President Skip Novakovich called the Commission meeting to order at 10:01 a.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:** Skip Novakovich, President  
Don Barnes, Vice-President  
Gene Wagner, Secretary

**Staff Members:** Tim Arntzen, Executive Director  
Larry Peterson, Director of Planning & Development  
Amber Hanchette, Director of Real Estate & Operations  
Nick Kooiker, Assistant Auditor  
Bridgette Scott, Executive Assistant  
Lucinda J. Luke, Port Attorney

## PLEDGE OF ALLEGIANCE

Mr. Randy Rutledge led the Pledge of Allegiance.

## PUBLIC COMMENTS

No public comments were made.

## PRESENTATION

### A. *2014 Planning Workshop*

#### *The following are highlights from the Port of Kennewick 2014 Planning Workshop.*

Mr. Peterson presented the draft 2014 Work Plan and stated each year a Planning Workbook is produced to identify Port properties and suggestions from staff of what projects may be undertaken in the upcoming year. The Planning Workshop is held in conjunction with the budget process. After discussion and direction from the Commission, staff will modify the document to reflect the desire of the Commission.

The Port's prospective vision includes the following:

- Follow vision established by 2011 Comprehensive Scheme of Development
- Undertake Vista Field Airport Redevelopment visioning & planning process with broad community involvement
- Columbia Gardens Wine Village Phase 1 development
- Pursue Fewer Projects While Selecting Projects with the Greatest Benefit to the District Taxpayers
- Pursue Projects with Development Partners Demonstrating Support (Match Funding, Political Support and Enthusiasm)



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- 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, Not with Bond or Loan Financing
- Continue to Maximize Economic Efforts by Obtaining Strategic Real Property
- Provide Additional Development Building Space throughout Port District

Mr. Peterson reviewed the Port's 2013 achievements:

## **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 Removed through WRDA process (98% Complete)
- Negotiate New Lease with Clover Island Inn (100% Complete)

## **COLUMBIA DRIVE**

- Columbia Gardens Partnership Inter-local Agreement with City of Kennewick
- Closed 1.88 acre Land Acquisition (Chieftain/Mejia) - \$800,000
- Demolished to Grade (14) Dilapidated Motel Units 305 E. Columbia Drive (100% Complete)
- Pattern Language 2nd Phase (100% Complete)
- Initiated Efforts to Relocate the 115kV Power Line along Duffy's Pond
- Coordinated Volunteer Efforts to Remove and Recycle 184 tons of concrete from the Willows site

## **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
- Applied for and Received City of Kennewick Approval to Change the Comprehensive Land use Designation from Public Facility to Commercial





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## **VISTA FIELD INDUSTRIAL PARK**

- 100% Occupancy - VFDF A and VFDF B
- Benton PUD Energy and Lighting Rebate for VFDF Buildings (100% Complete) - \$19,650
- Closed 5.27 acre Land Sale (VFIP II LLC) - \$490,000

## **OAK STREET INDUSTRIAL PARK**

- Development Buildings A & B Renovations (100% Complete)
- Obtained Benton PUD LEEP Rebate for Lighting Upgrades DB-A & DB-B- \$17,380
- Obtained Benton PUD LEEP Rebate for Lighting Upgrades Ag Engineering- \$11,490
- Closed 2.45 acre Land Sale (Donald L. Becker) - \$119,600
- Closed 2.20 acre Land Sale (Julie Luke) - \$96,000

## **WEST RICHLAND INDUSTRIAL PARK**

- Planning- Racetrack Concept Development Plan Phase I (100% Complete)
- Planning- Racetrack Concept Development Plan Phase II (50% Complete)
- Partnered with City of West Richland on Urban Growth Boundary Amendment request
- Partnered with City of West Richland on two (2) Inter-local Agreements to support planning and development efforts
- Partnered with City of West Richland, Benton County, Benton REA and WSDOT in Support of the West Richland Red Mountain Interchange Project
- Negotiated Lease with Alexander Farms to Continue Perfecting Water Rights

## **SPAULDING BUSINESS PARK**

- Design and Construction Project - Replacement/Upgrade of Light Poles (80% Complete)
- Closed 5.65 acre Land Sale (Blair Sampson) - \$990,000

## **FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL**

- Obtained all necessary Entitlement for Hedges Peninsula Site Sale (100% Complete)
- Surveyed and Updated Finley & Hedges Parcel Holdings (100%)
- Reconfigure Property Rail Holdings For Divestment

## **DISTRICT WIDE**

- Conducted Joint Meetings with Development Partners
- Memorandum of Understanding Finalized with CTUIR
- Undertake Comprehensive ROI Analysis of Port Assets and Projects
- 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 Training
- Transferred Rail Spurs to Private Sector



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Mr. Peterson reviewed the current work in progress and the suggested work and property management plans.

## **CLOVER ISLAND**

- Yacht Club Building & Site Improvements
- Design & Construction of Boat Launch Improvements - \$600,000 (\$238,000 RCO Grant)
- Implement Public Art Project—\$90,000 (Confederated Tribes of the Umatilla Indian Reservation -CTUIR \$89,000; Eagle Artwork \$1,000
- Contracted Improvements at Yacht Club/Office Building - \$45,000
- Reconfigure 2nd Floor of Yacht Club Professional Office Building - \$90,000
- Reconfigure Administrative Office to address original design compromises - \$60,000
- Enhance Marina Security (Gates & Security Cameras) - \$60,000
- Village at Island Harbor A/E - \$55,000
- Village at Island Harbor Boardwalk & Site Improvements - \$250,000
- Shoreline Restoration & Stabilization Phase III A&E - \$75,000
- Continue to Fund Shoreline Restoration (4 Years) - \$4,000,000 (Only w/Grant Funding)
- Market Basin Frontage Parcel for development consistent with Village at Island Harbor Design Concept
- HOLD Corner Parcel For Complementary Development Project

## **Discussion and Public Comments**

Mr. Barnes agrees with holding the corner parcel on Clover Island Drive for the immediate future.

Mr. Novakovich is pleased with the second floor of the Clover Island Yacht building will be reconfigured; it should be easier to market and lease.

Mr. Moak feels the corner parcel is a key parcel with its tie to the lighthouse. He would like to see the development of the parcel, but not necessarily in 2014. It is a signature property on Clover Island.

Linda Lehman, Benton City Economic Development Council. Benton City is looking forward to becoming a more visible partner with the Port of Kennewick. They have enthusiasm to offer and are pursuing a beautification project downtown. One of their bigger accomplishments is reaching out to the Eastern Washington University planning department to create a concept for Benton City. As the gateway to the Red Mountain, Benton City feels they have a lot to contribute: light industrial, waterfront, lodging, workforce, restaurants and other support services. They look forward to having a discussion on specific proposals and would like to get the Port's input regarding Benton City.

Mr. Novakovich is interested in scheduling a joint meeting with Benton City.





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No further comments.

## **COLUMBIA DRIVE**

- Complete Planning & Design Work on Phase 1 Columbia Gardens Wine Village Area— \$113,075
- Undertake Renovation of 211 E. Columbia Drive Building for Wine Effluent Treatment Facility and for Tenant Spaces - \$450,000
- Undertake Renovation of 421 E. Columbia Drive building for Wine/Food Orient businesses - \$800,000
- Undertake design of Wine Production Buildings & Proceed to Construction if funding allows
- HOLD Properties Until Planning Process Complete; however, Market the Concept to Refine Final Stage of Planning with Market Influences

## **Discussion and Public Comments**

Mr. Novakovich inquired if the 211 or 421 Buildings require too much funding, if it would be possible to build a fence in lieu of the building. Mr. Petersen relayed that a wall could be designed for sound but recommends it be built in the next year due to ever changing codes, if the port goes that route.

Mr. Moak agrees the port should be open to the purchase of additional property if the right conditions become available.

Mr. Arntzen explained that the port would exhaust the budget with the rehab of the 211 and 421 Buildings and construction of a building to house the effluent treatment facility. There is great interest in the 211 Building from two local colleges, the building may be used as an artists' incubator facility. The interest could potentially bring in investors, which could lead to the opportunity to build a separate building for the wine effluent. Whatever is done to the 421 Building should be pleasing to the eye from the public standpoint. He would like to embellish the building so it does not look like a warehouse. The Commission agreed.

Mr. Arntzen feels the Columbia Drive projects will become the forefront project for City of Kennewick and the port. It will be vital to continue funding the project to keep the momentum going.

No further comments.

## **VISTA FIELD AREA-AIRPORT REDEVELOPMENT AND INDUSTRIAL PARK**

- Vista Field Airport Redevelopment - Master Planning Including the Pattern Language Process - \$250,000
- Vista Field Airport Redevelopment - Contractual Property Acquisition - \$400,000
- Vista Field Industrial Park - VFDF Building Improvements/Common Area and



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Landscaping - \$800,000

- HOLD Former Vista Field Airport Properties Until Completion of Community Visioning & Master Planning Process
- HOLD Northern Portion of the Verizon Industrial Site Until Vision and Plan for Airport Redevelopment Site is Formulated, then Market Consistent with Established Vision
- Market Southern Portion of the Verizon Industrial site

## Discussion and Public Comments

Mr. Novakovich feels it is a unique opportunity to develop 100 acres in the heart of the community.

Mr. Barnes relayed that there has been a clear message from the public, that redeveloping the airport is the right decision. He feels the port is on the right track and the redevelopment should be done properly for the community.

Mr. Novakovich inquired about removing t-hangars and the FBO building. Mr. Petersen relayed that the value of scrap of metal exceeds the construction costs. The port wishes to salvage some of the historic runway segments and a few key pieces of the buildings (beams, etc) for use in a future building. As the year progresses, the port can address the removal of the FBO building; however, funding was not included for FBO and runway demolition.

Tim Dalton, Historic Downtown 5811 W. Victoria Avenue, Kennewick. Mr. Dalton lives close to Vista Field and feels the port has established a great partnership with City of Kennewick. The 100 acres of Vista Field will be a key benefit to the Tri-Cities.

Mr. Moak stated the Public Facility District developed a plan for the area. He would like to see a plan that encompass' port properties and how it will integrate with Public Facility District and City of Kennewick properties. He feels the port should consider all properties in the redevelopment.

Mr. Arntzen recently traveled to Miami to meet with the owners of DPZ. This will be an enormous project and it is necessary for the public to understand the commitment to the project and how much work it will take to bring it to fruition. This is a half billion dollar project and the port has the ability to do it right, but public involvement will be instrumental.

Mr. Novakovich feels the project will be a huge success for the community. Mr. Barnes commented this project will take resources and time to complete properly.





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## **OAK STREET**

- Market renovated Development Buildings A & B (formerly known as DB#1 & DB#2) spaces and complete tenant specific improvements as appropriate - \$60,000
- Ag Engineering building (1515 E. 7th Ave) Phase 1 Building Improvements - \$50,000
- Pursue Right-of-Way Easement Vacate Resolution with City of Kennewick for possible adjacent Land Sale Consideration
- HOLD Vacant Property Southeast of Luke warehouse Until Roadway Completed
- Consider Selling .8 Acre Leased Parcel Once Easement Resolved

### **Discussion and Public Comments**

None.

## **WEST RICHLAND INDUSTRIAL PARK**

- Complete Racetrack Phase II Master Planning - \$49,000
- Monitor 2012 & 2013 Interlocal Agreements - Yakima Gateway Partnership with City (Master Planning and Construction Management, Façade Improvement, Signage and Recruitment Programs/Marketing)
- Market Both Keene Road Lots (Lots 3 & 4) However Only Release 2nd Lot following successful UGB Expansion Resulting in Entire Inclusion of Racetrack Property
- HOLD Racetrack Property

### **Discussion and Public Comments**

West Richland submitted a request to extend the Interlocal Agreements through 2015. They are also hoping for an additional \$30,000 for the UGA plan; this amount was not included in the draft budget or work plan.

Mr. Arntzen stated the \$30,000 is for an appeal process if the application is not successful. Currently, there is \$49,000 in the budget for master planning.

Mr. Novakovich suggested we move forward with the request to carry over the existing funds, which are already in the budget.

The Commission would like more information and would like additional time to consider adding an additional \$30,000 to the 2014 Budget.

## **SPAULDING BUSINESS PARK**

Pursue Acquisition of Additional Sites within Richland - \$100,000

(1st year of potential 3-year \$750,000 contract purchase)

- Continue Marketing 1.29 Acre Parcel

### **Discussion and Public Comments**

None.



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## **DICKERSON INDUSTRIAL PARK (SOUTHRIDGE)**

- Monitor City's Local Revitalization Financing (LRF) Project Progress
- Monitor KGH Progress
- Monitor Ridgeline Drive Adjacent to Port Parcels to Preserve Integrity / Market Value
- Monitor / Report on Development and LRF Improvements
- Establish Vision & Marketing Criteria for 8.50 Acres
- Hold 8.50 Acre Parcel Until KGH Construction Well Underway

### **Discussion and Public Comments**

None.

## **FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL**

- Obtain Fair Market Value of Surplus Ag Properties for Possible Sale
- Market Remaining Parcels Consistent with Benton County Land Use & Zoning

### **Discussion and Public Comments**

The Commission would like to sell the surplus Ag properties.

## **PLYMOUTH**

- Address Leads as appropriate
- Hold Island, Consult with CTUIR, and Consider Options To Assure Protection of Habitat & Cultural Resources
- Market Upland Area Consistent with Benton County Land Use & Zoning

### **Discussion and Public Comments**

None.

## **ADDITIONAL WORK PLAN PROJECTS**

- Complete Projects Authorized In 2013 Budget
- Acquire Additional Property for Port Portfolio
- Pursue Grant Funding as Appropriate
- Engage Federal Governmental Relations Firm for Urban Renewal, Shoreline Enhancement, Permitting, Agency Relationships, and Advising on Federal Funding Opportunities —\$60,000
- Benton County Red Mountain West Richland Interchange Partnerships
- Continue Strengthening Building Governmental Relationships with Confederated Tribes of the Umatilla Indian Reservation (CTUIR)
- Continue Strengthening Building Governmental Relationships with Jurisdictional Partners: City of Kennewick and the County





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## Discussion and Public Comments

Mr. Novakovich would like to add re-branding and the Port of Kennewick's 100<sup>th</sup> Anniversary.

## PUBLIC COMMENTS

Chuck Eaton and Kathryn Lang are representing the Arts Center Taskforce. Mr. Eaton and Ms. Lang have begun working with the Kennewick Public Facilities District and realized how important it is to understand the purpose and goals of an organization and how they can work with each organization. They hope to be able to be involved with the planning process, especially with regard to performing arts and all the art related elements.

No further public comments were made.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 12:04 p.m.

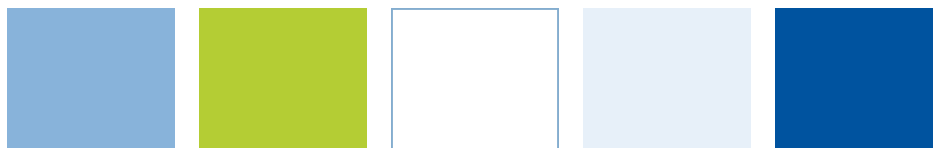
## APPROVED:

### PORT of KENNEWICK BOARD of COMMISSIONERS

*Don Barnes, President*

*Skip Novakovich, Vice President*

*Thomas Moak, Secretary*



**DRAFT**



## **2014 WORK PLAN**

### **PRELIMINARY**

November 12, 2013

10:00 a.m.

Commission Chambers

350 Clover Island Drive  
Suite 200  
Kennewick, WA 99336

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

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## PROSPECTIVE VISION

- **Follow vision established by 2011 Comprehensive Scheme of Development**
- **Undertake Vista Field Airport Redevelopment visioning & planning process with broad community involvement**
- **Columbia Gardens Wine Village Phase 1 development**
- Pursue Fewer Projects While Selecting Projects with the Greatest Benefit to the District Taxpayers
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## ACHIEVEMENTS ( 2012—October 2013 )

- **CLOVER ISLAND**

- ✓ Obtained \$238,000 R.C.O. Grant for Boat Launch Facility Improvements (Effort to secure Grant 100% Complete)
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- ✓ 100% Occupancy - VFDF A and VFDF B
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- ✓ Obtained all necessary Entitlement for Hedges Peninsula Site Sale (100% Complete)
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- **DISTRICT WIDE**

- ✓ Conducted Joint Meetings with Development Partners
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- ✓ Undertake Comprehensive ROI Analysis of Port Assets and Projects
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- ✓ Evaluated Staffing Levels, Duties and Responsibilities to Create Restructured Workforce
- ✓ Partnered With Local and Regional Fire, SWAT and Police Agencies for Training
- ✓ Transferred Rail Spurs to Private Sector

## WORK IN PROGRESS

### **CLOVER ISLAND**

- Village at Island Harbor Site and Building Design
- Yacht Club Building & Site Improvements
- Design Effort for Completion of RCO Grant Funded Boat launch Facility improvements

### **COLUMBIA DRIVE**

- Columbia Garden Partnership Interlocal Agreement with City of Kennewick
- Building Renovation Design Work at 211 & 421 E. Columbia Drive buildings

### **SPAULDING BUSINESS PARK**

- Continue Promoting Park to Medical, Professional and Office Industry

### **WEST RICHLAND INDUSTRIAL PARK**

- Market 1 Acre Parcels Adjacent to Black Heron Distillery
- Refine Racetrack Development Concept Plan

### **VISTA AIRPORT & VISTA FIELD INDUSTRIAL PARK**

- Implement Commission's Resolution 2013-16 related to Airport Closure Decision
- Market Former Verizon Facility Parcels

### **OAK STREET INDUSTRIAL PARK**

- Market Renovated Development Buildings A & B to Attract Industrial Businesses and Obtain Lease Income
- Pursue Vacating ROW Easement Between Development Building-C (formerly known as DB#4) and Rizzuto Lease Lot 1 for Possible Sale

### **SOUTHRIDGE (formerly known as DICKERSON INDUSTRIAL PARK)**

- Monitor City's Local Revitalization Financing (LRF) Project Progress
- Monitor Trios Health (formerly KGH) Hospital Construction Progress

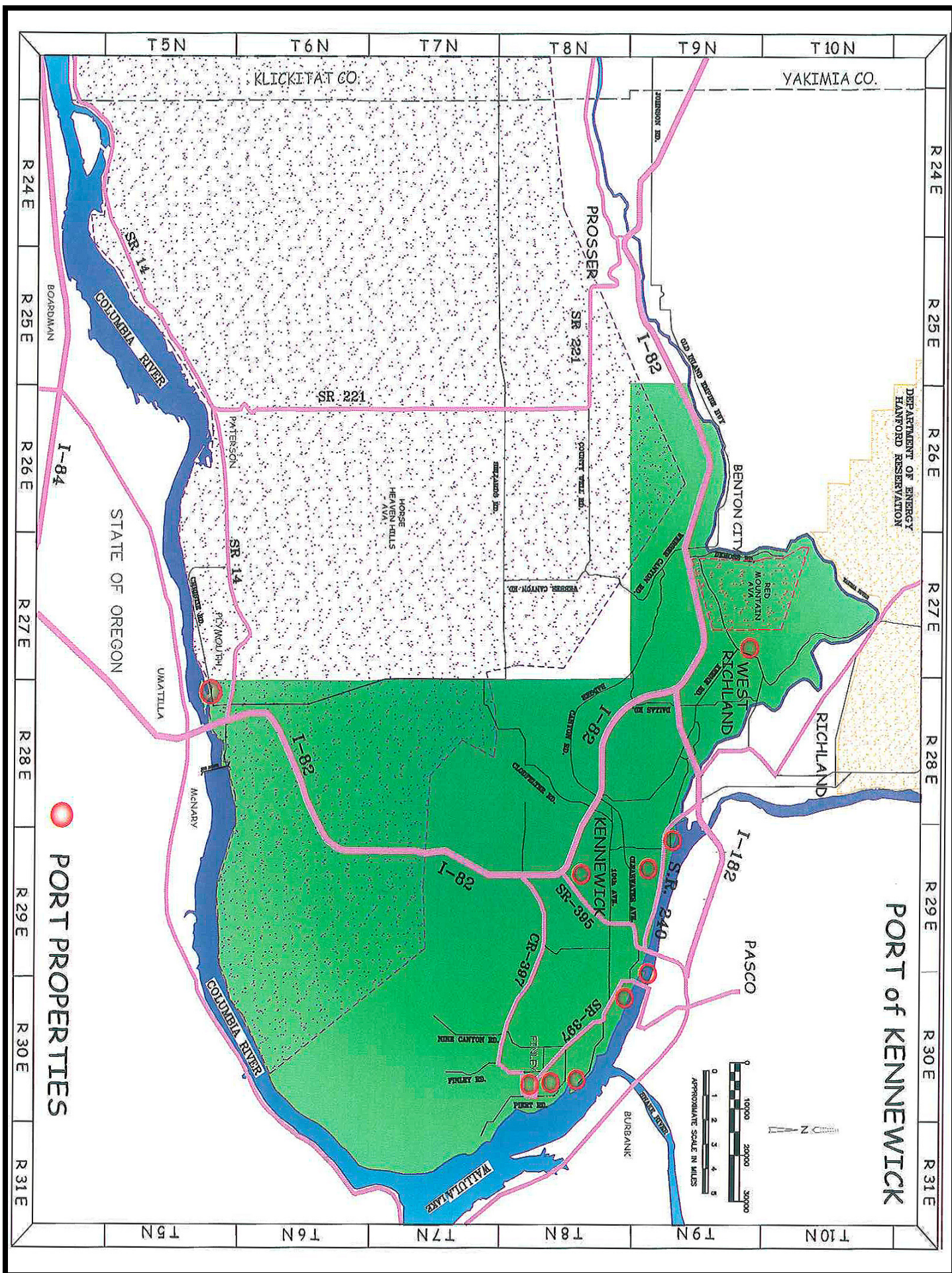
### **FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL**

- Remain Active in Piert Road Extension Process
- Update Parcel Surveys for Lease and Sale Potential
- Obtain current Survey & Appraisals information for Agricultural lease properties

### **OTHER**

- Pursue Grant Funding as Appropriate







## 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
- Brand New Moorage, Premier Food Service & Hospitality Amenities
- Newly Constructed 12,200sf Yacht Club/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
- Minimal Directional Signage Options

#### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Design & Construction of Boat Launch Improvements - \$600,000 (\$238,000 RCO Grant)
- ☐ Implement Public Art Project—\$90,000 (Confederated Tribes of the Umatilla Indian Reservation -CTUIR \$ 89,000; Eagle Artwork \$1,000)
- ☐ **Contracted Improvements at Yacht Club/Office Building - \$ 45,000 ®**
- ☐ **Reconfigure 2nd Floor of Yacht Club Professional Office Building - \$90,000 ®**
- ☐ Reconfigure Administrative Office to address original design compromises - \$60,000
- ☐ Enhance Marina Security (Gates & Security Cameras) - \$60,000
- ☐ Village at Island Harbor A/E - \$55,000
- ☐ Village at Island Harbor Boardwalk & Site Improvements - \$250,000
- ☐ Shoreline Restoration & Stabilization Phase III A&E - \$75,000
- ☐ Continue to Fund Shoreline Restoration (4 Years) - \$4,000,000 (Only w/Grant Funding)
- ☐ **Market Basin Frontage Parcel for development consistent with Village at Island Harbor Design Concept ®**
- **HOLD Corner Parcel For Complementary Development Project ®**

® *Revenue Generation Potential*

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# COLUMBIA RIVER

LIGHTHOUSE  
2009-2010

SHORELINE  
ENHANCEMENT  
2010-2011

ROAD & UTILITIES  
2006

REPLACEMENT PARKING  
2009

PARKING RECONSTRUCTION  
2011

Public Art

Cedar's

G.I. Inn

USCG

ADMIN/RETAIL  
BUILDING  
2005-2006

MARINA  
REPLACEMENT  
2007-2008

YACHT CLUB &  
OFFICE BUILDING  
2008-2009

GATEWAY  
2009-2010

Duffy's Pond

Clover Island Drive

Columbia Drive

SR-397



## COLUMBIA DRIVE

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

### STRENGTHS

- Unique Waterfront Property
- City & Port Partnership Formation for Columbia Gardens Wine Village Development (
- Columbia Drive and Clover Island Drive Exposure
- Tourism Opportunities - Within River Proximity For Trails/Recreation
- Near Historic Downtown Kennewick
- Within Minutes of Columbia Center Boulevard, Richland, Pasco and West Kennewick

### CHALLENGES

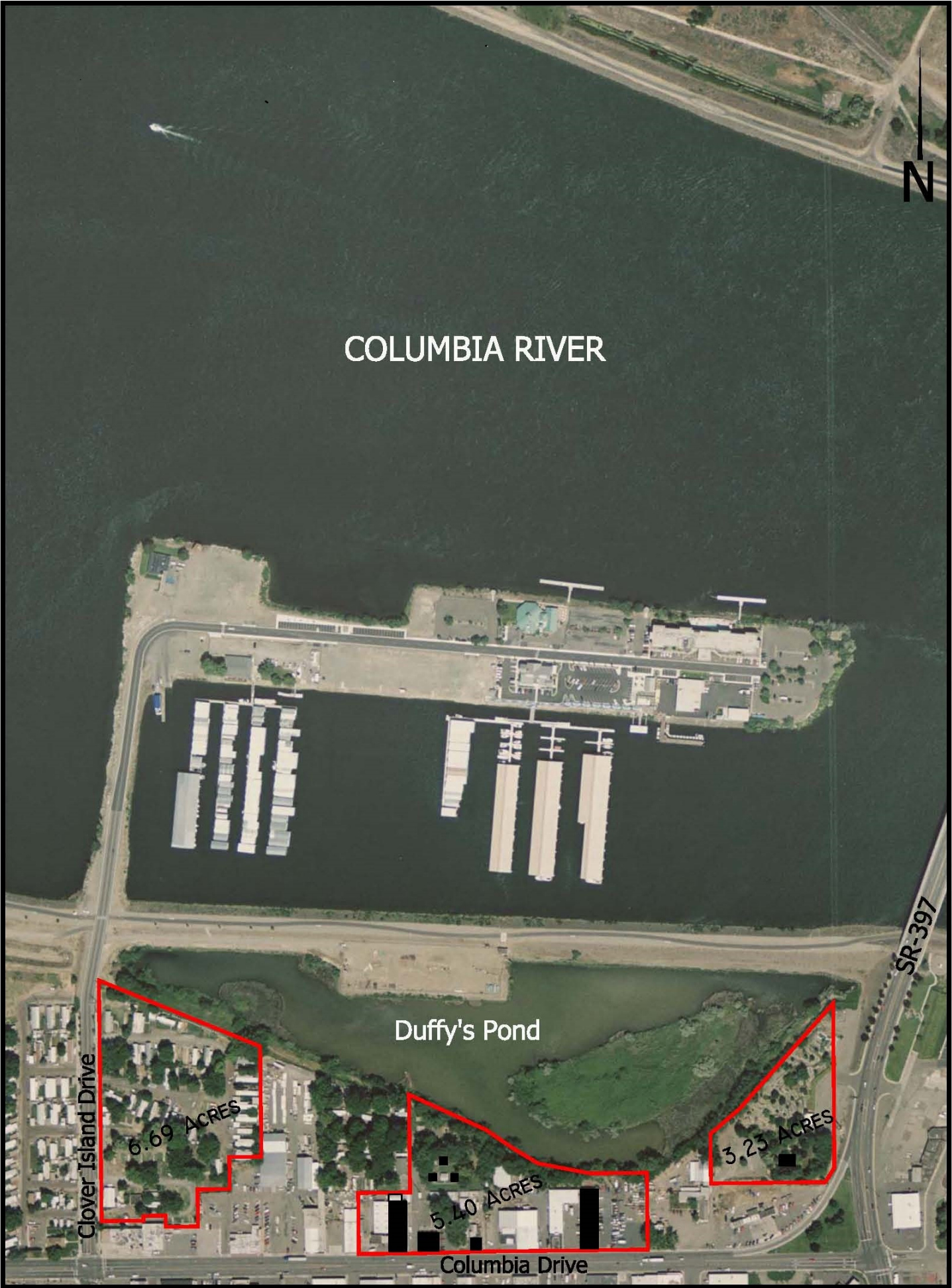
- Blighted Neighborhood Consisting of Residential, Low-Income, Commercial-General and Light Industrial Business-Use Properties
- Inconsistent City Development Standards for Neighboring Properties
- State Highway and High Volume Truck Route

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Complete Planning & Design Work on Phase 1 Columbia Gardens Wine Village Area—\$113,075 ®**
- ☐ **Undertake Renovation of 211 E. Columbia Drive Building for Wine Effluent Treatment Facility and for Tenant Spaces - \$ 450,000 ®**
- ☐ **Undertake Renovation of 421 E. Columbia Drive building for Wine/Food Orient businesses - \$ 800,000 ®**
- ☐ **Undertake design of Wine Production Buildings & Proceed to Construction if Funding Allows ®**
- HOLD Properties Until Planning Process Complete, However Market the Concept to Refine Final Stage of Planning with Market Influences

® *Revenue Generation Potential*





COLUMBIA RIVER

N

Duffy's Pond

Clover Island Drive

6.69 ACRES

5.40 ACRES

3.23 ACRES

Columbia Drive

SR-397

## VISTA FIELD AREA— AIRPORT REDEVELOPMENT & INDUSTRIAL PARK

- 116± Acres Combined
- Zoning: City of Kennewick - PF (Public Facilities), CR (Commercial Regional) and 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

#### AIRPORT 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 Airport Redevelopment - Master Planning Including the Pattern Language Process - \$ 250,000
- ☐ Vista Field Airport Redevelopment - Contractual Property Acquisition - \$400,000
- ☐ **Vista Field Industrial Park - VFDF Building Improvements/Common Area and Landscaping - \$ 800,000 ®**
- HOLD Former Vista Field Airport Properties Until Completion of Community Visioning & Master Planning Process
- HOLD Northern Portion of the Verizon Industrial Site Until Vision and Plan for Airport Redevelopment Site is Formulated, then Market Consistent with Established Vision
- ☐ **Market Southern Portion of the Verizon Industrial site ®**

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## OAK STREET INDUSTRIAL PARK

- 74+ Acres
- Zoning: City of Kennewick - IH (Industrial Heavy)  
Benton County - I2 (Industrial Heavy)
- Municipal Services: Water, Sewer and Electricity Available

### STRENGTHS

- Close to City and Transportation Corridors - SR 397 Nearby
- Flat Topography
- Municipal Utilities
- 30,000sf Available Following 2013 Renovation of Development Buildings A & B

### CHALLENGES

- Poor Visibility
- No Rail Access
- High Ground Water
- Aging Area; Comparable Buildings/Site 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 - \$60,000 ®**
- ☐ **Pursue Right-of-Way Easement Vacate Resolution with City of Kennewick for Possible Adjacent Land Sale Consideration ®**
  - HOLD Vacant Property Southeast of Luke warehouse Until Roadway Completed
  - **Consider Selling .8 Acre Leased Parcel Once Easement Resolved ®**

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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





## WEST RICHLAND INDUSTRIAL

- 14 Acres Incorporated (12 Acres Leased)
- 92+ Acres Unincorporated Raceway Property (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, Goose Ridge Vineyards and Black Heron Distillery

### CHALLENGES

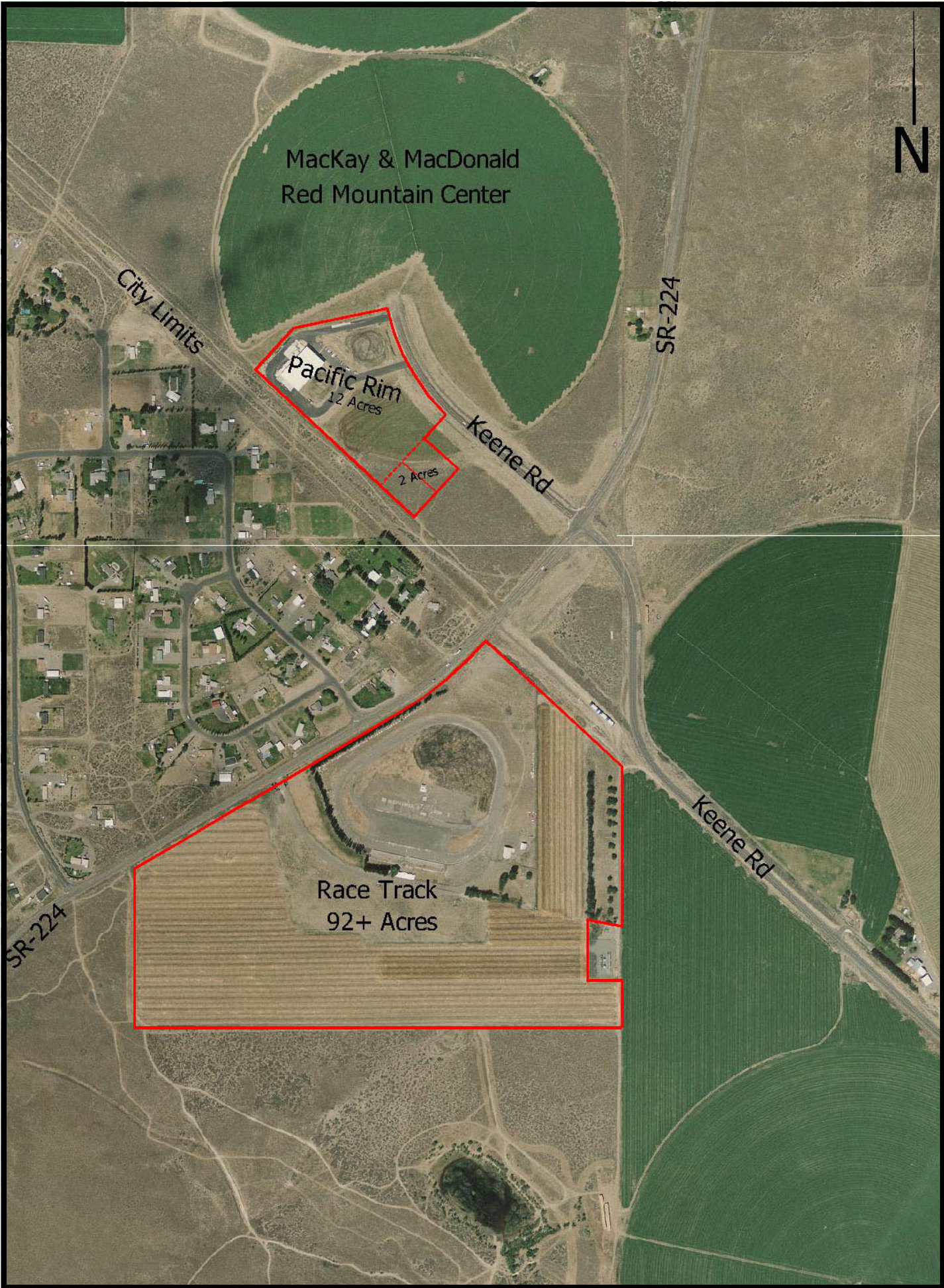
- “Pioneer” Development Needs to be Initiated to Spur Ancillary Businesses in Immediate Vicinity
- Presently Perceived as Isolated
- Municipal Utilities Presently Unavailable to Raceway Property
- Outside City of West Richland Urban Growth Boundary

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Complete Racetrack Phase II Master Planning - \$49,000 ®**
- ☐ Monitor 2012 & 2013 Interlocal Agreements - Yakima Gateway Partnership with City (Master Planning and Construction Management, Façade Improvement, Signage and Recruitment Programs/Marketing)
- ☐ **Market Both Keene Road Lots (Lots 3 & 4) However Only Release 2nd Lot Following Successful UGB Expansion Resulting in Entire Inclusion of Racetrack Property ®**
- **HOLD Racetrack Property ®**

® *Revenue Generation Potential*





MacKay & MacDonald  
Red Mountain Center

N

City Limits

SR-224

Pacific Rim  
12 Acres

2 Acres

Keene Rd

SR-224

Race Track  
92+ Acres

Keene Rd



## 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

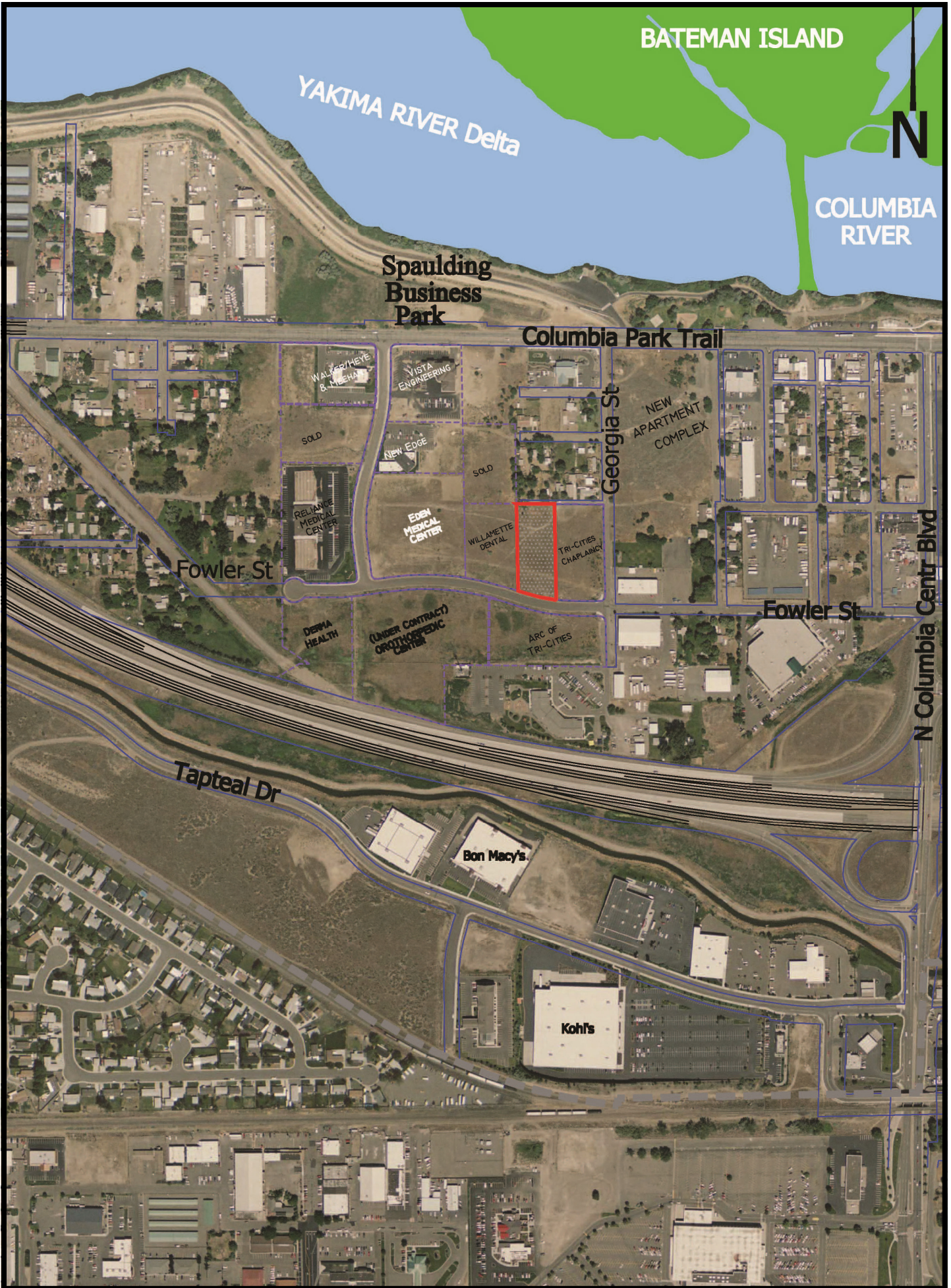
- Buffered Between Aging Residential, Transitional Properties and New Professional Businesses
- Inconsistent Development Standards Between Surrounding Properties

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Pursue Acquisition of Additional Sites Within Richland - \$ 100,000 (1st year of potential 3-year \$750,000 contract purchase)
- **Continue Marketing 1.29 Acre Parcel** ®

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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
- Subject to LRF Development Funding Assistance
- Adjacent to Trios Health (KGH) Hospital Development

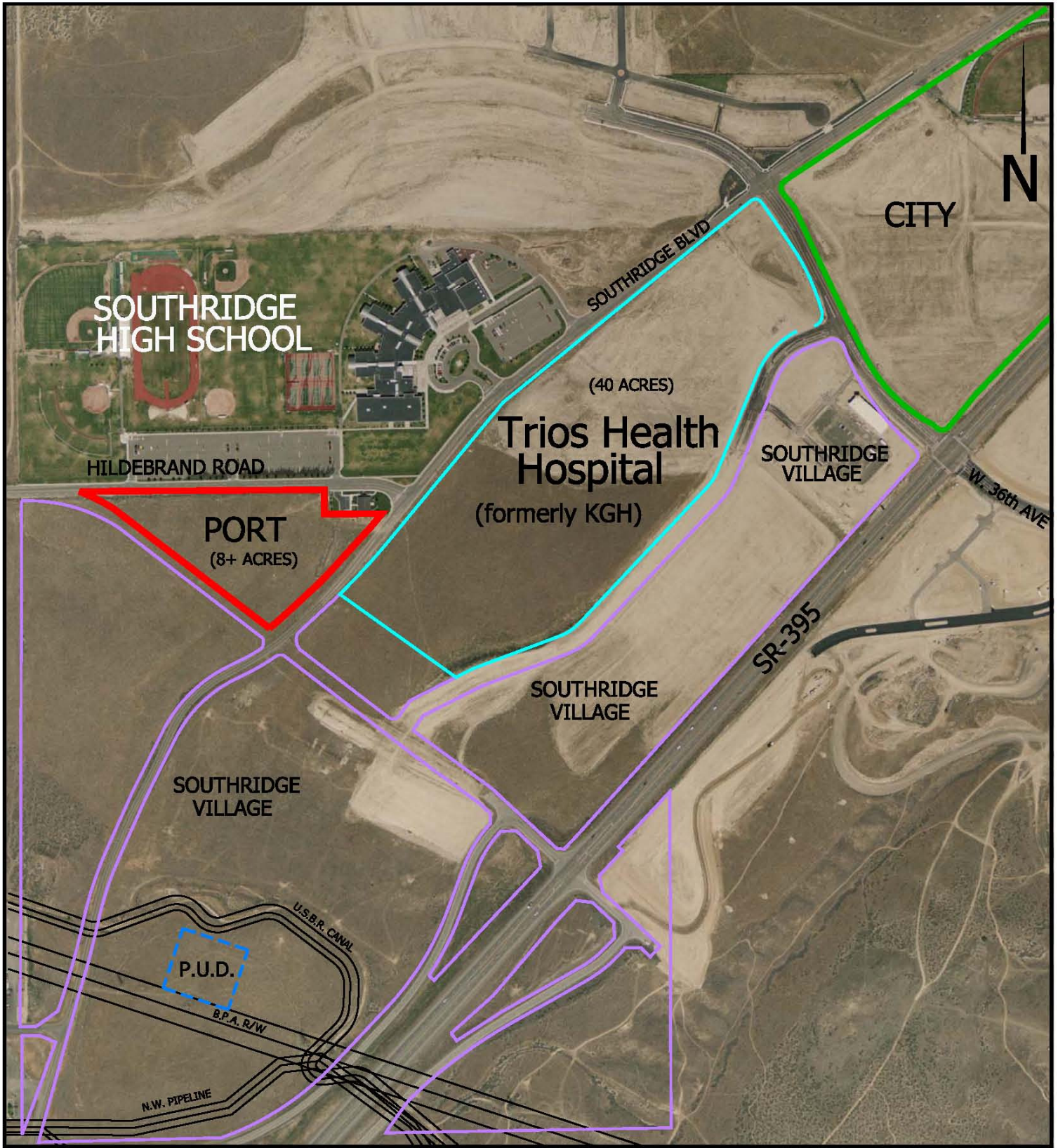
### CHALLENGES

- Municipal Utility Extension Required
- Topography Challenges
- Adjacent to High School and High-End Expanding Residential
- City Redirecting 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 18 months after Trios Health (formerly KGH) Hospital Construction completion** ®

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**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**



## FINLEY—HEDGES—TWIN TRACKS

### FINLEY:

- 149.82 Acres
- Zoning: Benton County - IL (Industrial Heavy)
- Municipal Services: Ground Wells, Electricity and Natural Gas Available

### HEDGES:

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

### TWIN TRACKS: (LONG TERM LEASE ONLY)

- 160.74 Acres
- Zoning: Benton County - IL (Industrial Heavy)
- 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
- Inter-Tie and Piert Road Project Improves Access Interstate 82/Highway 397

### 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 Residential (Twin Tracks)
- Expanding Residential (All)

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

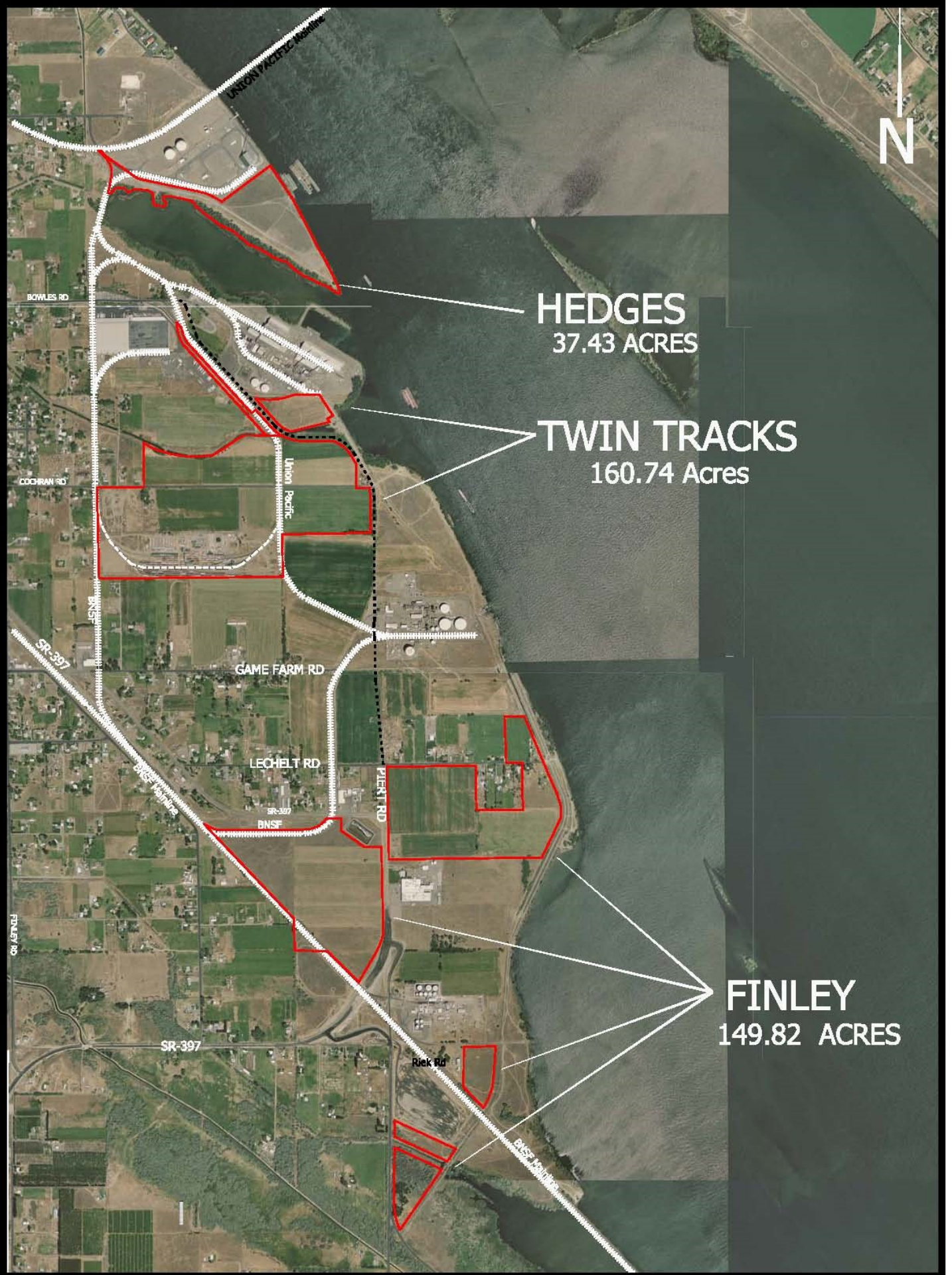
- ☐ **Obtain Fair Market Value of Surplus Ag Properties for Possible Sale ®**
- **Market Remaining Parcels Consistent with Benton County Land Use & Zoning ®**  
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HEDGES  
37.43 ACRES

TWIN TRACKS  
160.74 Acres

FINLEY  
149.82 ACRES



## PLYMOUTH INDUSTRIAL

- 251+ Acres (3 Segregated Parcels)
- Zoning: Benton County - I1 (Industrial Light) and I2 (Industrial Heavy)
- Municipal Services: Ground Wells and Power Available

### STRENGTHS

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

### CHALLENGES

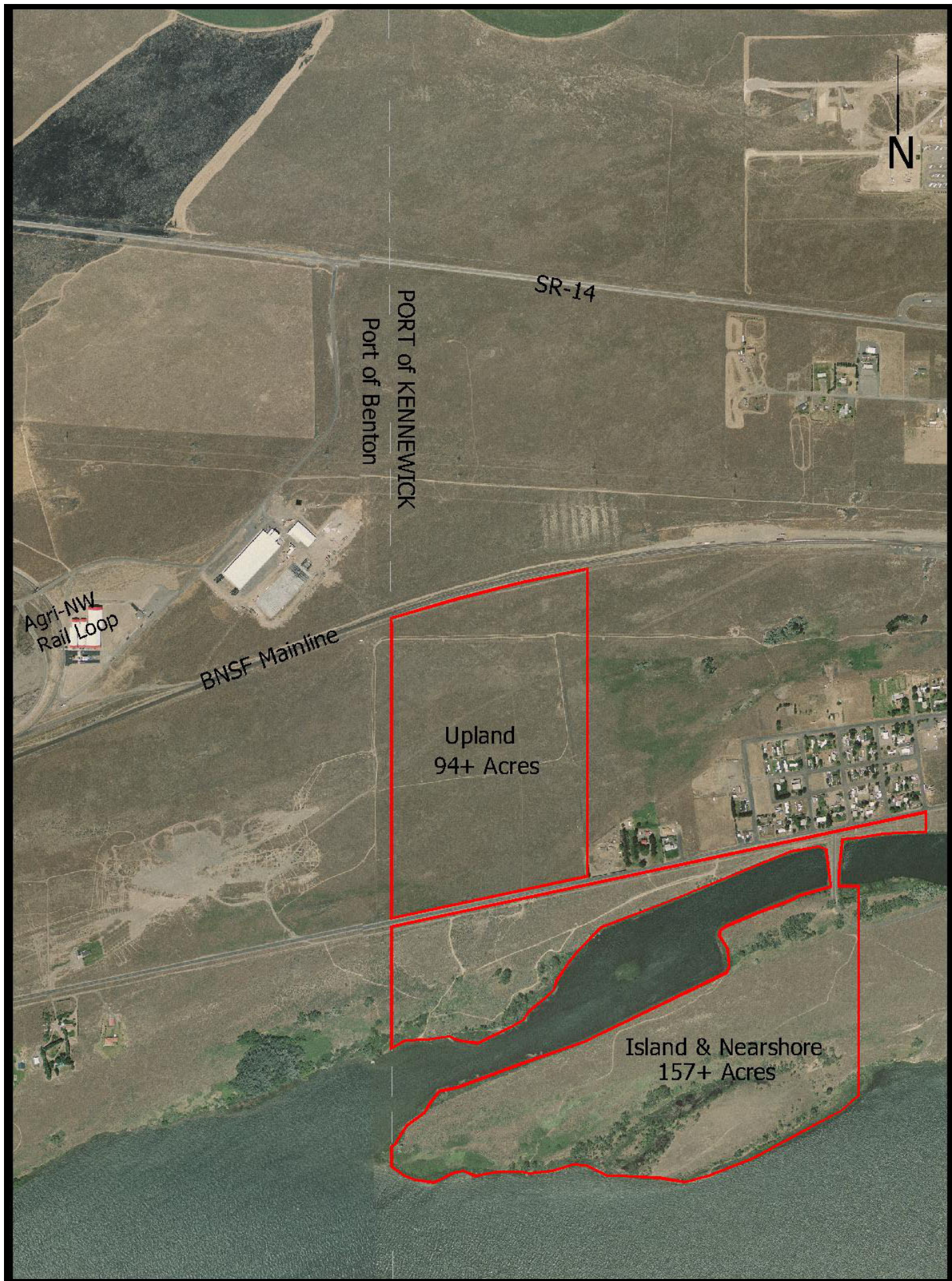
- Cultural Resource Protection on Island Areas and Nearshore
- No Municipal Water or Sewer
- Upwind of Residential Neighborhood; Buffer Area
- No Interior Roads

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Address Leads As Appropriate
- HOLD Island, Consult with CTUIR, and Consider Options to Assure Protection of Habitat and Cultural Resources
- **Market Upland Area Consistent with Benton County Land Use & Zoning ®**

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SR-14

PORT of KENNEWICK  
Port of Benton

Agri-NW  
Rail Loop

BNSF Mainline

Upland  
94+ Acres

Island & Nearshore  
157+ Acres



## ADDITIONAL WORK PLAN PROJECTS

### SUGGESTED WORK PLAN

- ☐ Complete Projects Authorized in 2013 Budget
- ☐ **Acquire Additional Property for Port Portfolio** ®
- ☐ **Pursue Grant Funding as Appropriate** ®
- ☐ **Engage Federal Governmental Relations Firm for Urban Renewal, Shoreline Enhancement, Permitting, Agency Relationships and Advising on Federal Funding Opportunities - \$60,000** ®
- ☐ Benton County Red Mountain West Richland Interchange Partnerships
- ☐ 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
- ☐ Miscellaneous Building Demolition, Repairs/Upgrades

## NOTES

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