

VISION

P O R T O F K E N N E W I C K

I am honored to serve you as president of the Board of Commissioners. I am very proud of the many projects and activities this port has undertaken and successfully accomplished. I am also equally proud of the outstanding, professional staff I have the privilege of working with who serve port taxpayers each day in an open, transparent manner with a genuine heart for public service.

The primary mission of the Port of Kennewick is to advance economic development. However, our role is not to make money or even to create jobs for the port. Rather, our role is to nurture a foundation for private-sector economic growth and job creation, and to make prudent investments in projects that draw visitors and improve the quality of life for our residents.

The port has outlined many ambitious goals for Clover Island, and several of those goals have already been successfully achieved. Some examples are construction of the new marina and yacht club building, enticement of private investment in boat houses and covered moorage, a brew pub, multi-media business, sold-out concerts, fishing tournaments, fun runs, charity walks, and an abundance of weddings in the Lighthouse Plaza. Clover Island is becoming the economically viable waterfront destination the community envisioned. These Port of Kennewick driven activities are adding jobs, creating additional cash flow for businesses, and reviving interest in the Bridge to Bridge, historic downtown Kennewick area.

Just as it has taken time to create measurable, visible progress on Clover Island, the Vista Field area will also take time to be developed as an impressive community asset. The decision to close and redevelop the airport was a decision of decades. Redevelopment provides the opportunity to encourage significant private-sector investment; to lower homeowners' property tax bills by spreading their tax burden across a wider base; and to create a unique and special place—a new "center" for our community all while generating positive returns on the public's investment. We've heard from an overwhelming majority of the public that closing the airport was the right decision. Now, the port must successfully build on that decision. It is essential that we engage the community in careful planning focusing on long-term results so this once little-used, but critically-located, 112-acre property becomes a truly vibrant regional asset.

With our mission in mind, I am pleased to present a summary of recent port projects and accomplishments in this newsletter. I am confident that as you read these pages you will gain an understanding of how the Port of Kennewick continually works thoughtfully and deliberately to ensure a vibrant economy for future generations.

Skip Novakovich

President
Port of Kennewick Board of Commissioners

Redeveloping Vista Field

A Bold New Vision

For years Vista Field, located in the heart of the Quad-Cities, has been a fiscally-anemic, space-restricted, non-commercial airport. Not being eligible for FAA funding, Vista Field had struggled to remain viable with only a handful of users and little impact on the local economy. Indeed, the airport has been a major financial drain costing port district taxpayers hundreds of thousands per year in operational subsidies.

After a recent study showed that making the airport viable would require a major tax increase, a decision was made to close and redevelop the property. "Redevelopment of this major port asset makes the most financial sense for our taxpayers," stated Commission President, Skip Novakovich. "Transforming Vista Field will involve a community-driven approach to planning. We are committed and dedicated to take a long-term focus ensuring that this area becomes a vibrant, economically viable new town center. The decision to close the airport was not taken lightly, and was only made after listening to significant community input. We truly appreciate all the individuals, businesses, and organizations who shared their thoughts, ideas and opinions with us."



"...move forward with the redevelopment option for Vista Field."

Tri-Cities Visitor & Convention Bureau

"...close Vista Field Airport."
Tri-City Regional Chamber of Commerce



"Redevelopment...will lead to long term employment opportunities and taxable private investment." TRIDEC



Turning Loss into Profit

Rather than continue to have an airport juggernaut which lost money year after year, a recent study indicated that redevelopment of Vista Field could turn a nearly \$2 million cost into a \$3.7 million profit for taxpayers. Redevelopment has the potential to generate more than:

- **\$460 million in private sector investment**
- **\$51 million in new infrastructure**
- **\$408 million in new (taxable) buildings**
- **3,380 jobs**

Formative Decision

Repurposing Vista Field airport land can be the catalyst for a bustling new regional destination with a chain of open spaces, parks, plazas, water features, and other civic improvements. Redevelopment creates the potential to build more than one million square feet of new retail, commercial office, industrial and condominium space. "It has the potential to add thousands of jobs over the next two decades, while also adding sustained value to our economy. And redevelopment doesn't require additional taxes," said Tim Arntzen, port executive director. "In fact, for local taxpayers, redevelopment actually lowers their property tax bill; since the private business projects 'spread' the port tax assessment to a wider base."

Designing with Substantial Public Input

The vision for the future of Vista Field, that was laid out in the consultant report, is of an inclusive, phased redevelopment process guided by an advisory committee of citizens and stakeholders. The process will include substantial opportunities for public input to shape the details of the redevelopment to maximize quality of life improvements. Ideas include creation of a "canal walk" to connect this new "town center" to Columbia Center Mall and the Entertainment District. The port will seek extensive public input before adopting a redevelopment plan.



City Place in West Palm Beach, Florida



Bricktown Canal Water Taxis, Oklahoma City

Port of Kennewick Public Commission Meetings

Meetings are held the second and fourth Tuesdays of each month. The meetings begin at 2:00 p.m. in the Commission Chambers at the Port of Kennewick offices, 350 Clover Island Drive, Suite 200, Kennewick, unless otherwise posted in the Tri-City Herald or Port of Kennewick website, www.portofkennewick.org. We would love to have you attend!

Port of Kennewick Commissioners

Skip Novakovich
Commissioner - President
skip@portofkennewick.org

Don Barnes
Commissioner - Vice President
dbarnes@portofkennewick.org

Gene Wagner
Commissioner - Secretary
gwagner@portofkennewick.org

Port of Kennewick Staff

Tim Arntzen,
Executive Director
509/585.1144
ta@portofkennewick.org

Bridgette Scott,
Executive Assistant
509/586.1187
bscott@portofkennewick.org

Oak Street Buildings

Renovated Business Incubator Now Open

A ribbon-cutting ceremony celebrated renovations to the port's nearly 30-year-old, Oak Street Industrial Park development buildings in east Kennewick. The buildings were most recently occupied entirely by Ti-Sport; one of the port's success stories. During their time at the Oak Street Industrial Park they grew from a small start-up company to a thriving 140-employee enterprise, before moving into their own building.

In renovating the development buildings for future use, the port upgraded utilities, and reconfigured the space into multiple bays to support a broader array of new-start and smaller, light industrial and manufacturing businesses which need incubating.

The port received grants from the Hanford Area Economic Investment Fund Committee and Benton PUD's Lighting Energy Efficiency Program to assist in making the improvements. "Changes were made to create updated, flexible space for tenant use while saving them money on energy costs," said Skip Novakovich, commission president. "When leased, these buildings will generate significant operating revenues for the port. This is just one of the ways your port is closing our operating gap—by investing in projects that generate local job creation, and contribute a positive return on investment for our taxpayers."



Port Signs Memorandum of Understanding

Tribal Partnership Established

The Port of Kennewick works closely with other governments to capitalize on economic development opportunities. Partnerships with West Richland, Richland, Kennewick, Benton City and Benton County are geared towards creating successful retail, commercial and industrial business growth throughout the port district. The port recently signed a Memorandum of Understanding with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) whose traditional homelands include the port district. The port and CTUIR are now exploring opportunities to partner on projects providing mutual benefit.



An historic, second meeting between the CTUIR's Board of Trustees and the port's Board of Commissioners was held earlier this year. As part of that meeting, port commissioners shared their vision for improving shorelines and attracting new businesses to Clover Island and Columbia Drive. They also discussed ideas for transforming the Duffy's Pond neighborhood into a walkable waterfront where residents and visitors could stroll between wine tasting rooms, restaurants and boutique shops; enjoying outdoor concerts, art installations, and watchable wildlife.

Port Assists Carousel Foundation

A port-owned building has been made available to the Three Rivers Carousel Foundation for painting and assembling the Carousel of Dreams in preparation for permanent installation at the Southridge Sports and Event Complex in Kennewick. "The port has been a wonderful partner on this legacy project," stated Eric Van Winkle, board chair, Gesa Carousel of Dreams. Van Winkle anticipates the carousel will open this year. Gene Wagner, Port of Kennewick commission secretary added, "The port is honored to play a small role in restoring this historical community treasure. The Carousel of Dreams will be a family-friendly, fun venue and a special attraction for visitors to the Quad-Cities." To learn more visit: www.carouselofdreams.net



Photo: carouselofdreams.net

Port of Kennewick Staff

Larry Peterson, Director of Planning & Development
509/586.1188
lpeterson@portofkennewick.org

Tammy Fine, CPA, CFE
Director of Finance & Auditor
509/586.7978
tfine@portofkennewick.org

Tana Bader Inglima, Director of Governmental Relations & Marketing
509/586.8140
tana@portofkennewick.org

Amber Hanchette, Director of Real Estate & Operations
509/586.8596
amber@portofkennewick.org

Michael Boehnke, Facilities Manager
509/586.1186
mboehnke@portofkennewick.org

Kandy Yates, Receptionist
509/586.1186
kyates@portofkennewick.org

Nick Kooiker, Assistant Auditor/Accountant
509/586.1186
nick@portofkennewick.org

Jennifer Roach, Accounting/Admin. Assistant
509/586.1186
jroach@portofkennewick.org

Augustine Gonzales, Accounting/Admin. Assistant
509/586.1186
augie@portofkennewick.org

Michael A. Melia, Maintenance Technician
509/586.1186
mmelia@portofkennewick.org

State Grant Secured

Boat Launch Restroom Planned

The Port of Kennewick has been awarded a grant from the Washington State Recreation and Conservation Office Boating Facilities Program to improve public amenities at the Clover Island boat launch. The state's Boating Facilities Program is funded by a portion of the gas tax paid by boaters that is specifically designated to support marine recreation. The port will use the grant to construct a restroom building, improve the launch site parking area, and create a landscaped overlook with picnic benches and educational signage. This project will create even more economic activity for businesses on Kennewick's destination waterfront.

Port Buildings Used for Training

Community Benefits

Kennewick, Pasco, and Richland fire fighters participated in joint-firefighter, rapid-intervention team (R.I.T.) simulated training exercises at buildings owned by Port



of Kennewick. The training offered experience in rescuing injured firefighters and safely extracting them from a structure on fire. Port staff worked with Captain Matt Worman, Kennewick Fire Department training officer, to coordinate the exercises. "We appreciate the facilities provided by the port," stated Worman. "It keeps our training costs low and helps fire fighters develop skills necessary to respond and survive."

SWAT Teams Train

Derelict Buildings Removed

Special Weapons and Tactics (SWAT) teams from across the region used vacant, port-owned buildings for explosive-entry training. "The buildings were slated for demolition anyway, so I'm glad we were able to provide them for SWAT training first," said Tim Arntzen, port executive director. "Removing those structures was another milestone in our efforts to revitalize the Columbia Drive waterfront."



Photo: KVEW TV/S. Srivastava

According to Kennewick Police Department Incident Commander Scott Child, having actual buildings to use is vastly different from a simulated training session, and that helps SWAT team members develop skills and techniques for responding to a variety of situations. "We appreciate the Port of Kennewick's support—this training saved us more than \$10,000 in fees and travel costs, and we were able to include many local officers instead of just one or two."

Volunteers Recycle Concrete

Historic Waterfront Cleared

During a Day of Service event in September, volunteers from the Kennewick East Stake of the Church of Jesus Christ of Latter-day Saints, Don Pratt Construction, and Ray Poland & Sons, Inc. removed concrete and debris from the port's Willows Park property on Columbia Drive adjacent to Clover Island, in historic downtown Kennewick. In a single day, volunteer crews salvaged and recycled 184.2 tons of concrete, keeping that material out of local landfills. Volunteer projects help the port reduce maintenance costs and improve public assets. The concrete recycling project was the third community-driven, volunteer project focused on cleaning and improving the Columbia Drive/Duffy's Pond waterfront. In 2011 and 2012, volunteers from ShareFest's Columbia Community Church removed tires, barrels, trash, debris and tattered fencing from the pond and surrounding shoreline. "These are great partnerships," stated Tana Bader Inglima, port director of governmental affairs and marketing. "I'm amazed at the generosity and diligence of all of the volunteers. Their efforts are helping to transform a tired waterfront into a special place for our community."



Developing assets to create sustainable family wage jobs, user friendly transportation systems and quality of life enhancements for visitors and residents of the Port of Kennewick.



PORTofKENNEWICK

350 CLOVER ISLAND DRIVE | SUITE 200 | KENNEWICK, WA 99336

(509) 586-1186 | WWW.PORTOFKENNEWICK.ORG

EMAIL: POK@PORTOFKENNEWICK.ORG

Open for Business!