

VISION

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

I am honored to serve as port commission President for 2014. I will continue to work to ensure the port remains focused and disciplined in managing district resources as we move forward with exciting projects that are forecast to provide significant economic benefit to our region and community.

Finite port resources require that we evaluate and prioritize projects to ensure adequate funding, staffing, and support from inception through successful completion. Clover Island and Columbia Drive are primed and are ready to go. The port is working with the Corps of Engineers and the City of Kennewick to improve shoreline, build trails, renovate buildings and add infrastructure to redevelop the historic waterfront. And initial planning has begun on port property at the base of Red Mountain in West Richland.

Perhaps the most significant project ever undertaken by the port—Vista Field Redevelopment—requires thoughtful planning with significant public input; a process that is now underway. Indeed, redevelopment of Vista Field offers a once-in-a-lifetime opportunity to transform the former airport into a vibrant, family-focused, regional town center with greenescapes, plazas for gathering, and public amenities combined with places to spend money—to eat and shop and entertain (generating revenues to support public spaces). And places which stimulate our senses—through art and architecture and cultural activities, unique businesses, and residential spaces. This project will take years to build out, so it must be planned with an eye toward future generations. Because of that, it is vitally important that we engage our citizenry in careful planning—this is worth doing right, not just right now. The consultant firm Duany Plater-Zyberk & Co. has been hired and will help in gathering community input, suggestions, and ideas for the detailed master planning. I encourage each of you to become involved—this is your development. We need to hear from you.

Sincerely,

Don Barnes

President

Controls Ensure Accountability and Compliance

Clean State Audits for 18 Consecutive Years

For the 18th consecutive year, the Port of Kennewick received clean audits from the Washington State Auditor's Office for financial, accountability, and legal compliance. The reports covering January 1, 2010 through December 31, 2012 examined many areas, including the port's financial statements, purchases, contracting, leasing, travel reimbursements, and Vista Field airport financial documents, operations and cost allocation methodology. Auditors determined the port's financial records, including those related to Vista Field, to be properly documented, materially correct, consistent and fair with regulatory guidance, policies and methodologies. "We are stewards of the public's resources and we strive to uphold the highest level of integrity in all of our operations," said Tim Arntzen, the port's executive director. "A clean audit is critical to assuring taxpayers that we take our responsibilities seriously and taxpayers' funds are being used to benefit the community."

New Life for Historic Downtown

Investments Shape Community's Future

Immediately adjacent to Clover Island in Kennewick, the port is working to create an urban wine and artisan village within the historic Columbia Gardens and The Willows neighborhoods. The vision is to create a place where residents can stroll among wine, craft brew or distillery tasting rooms, galleries, restaurants, and boutique shops; and enjoy outdoor concerts, public art and watchable wildlife along a scenic nature trail.



The port and City of Kennewick have signed an agreement to kick-start development of the Columbia Gardens area by making up to \$2.6 million in improvements. The city will construct a pre-treatment facility for wine waste-water, add streetscaping and parking, and extend the nature trail. The port will renovate buildings to accommodate boutique wine production or tasting rooms, artisan development spaces or specialty markets. Investing in basic infrastructure will allow new-start or small-production wineries to connect directly to city sewer and have access to fire services. The port and city plan to have improvements completed to accommodate wineries for crush of 2015.

Master Planning Underway in West Richland

As Red Mountain wine production expands, the port desires to be a catalyst to encourage private-sector business, jobs and industrial expansion within the region. Planning is underway for the 92-acre, port-owned, former Tri-City Raceway property near the City of West Richland. Consultants were hired for long-term planning and to help determine future site improvement costs; and the city is working to include the land within their Urban Growth Boundary.



Waterfront Appeals to Boutique Wineries

City Services Create Competitive Advantage

Port and City of Kennewick staff displayed conceptual plans for redeveloping Columbia Gardens and The Willows into a wine and artisan-focused destination at the 2014 Washington Association of Wine Grape Growers tradeshow.

Industry feedback was great according to Tana Bader

Inglima, port director of governmental relations & marketing. "We talked with established wineries looking for a new location or second label, student wine makers, and grape growers from as far away as Canada. We found that a scenic waterfront is a powerful location; and having wineries connect directly to city services for their waste-water treatment creates a competitive advantage for Kennewick."



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!

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Rail Line Transferred

Taxpayers & Businesses Benefit

The port's 2011 land development plan called for disposition of certain unprofitable business lines, including a rail line owned and maintained by the Port of Kennewick. In transferring ownership to KET, a sister company of Frontier Rail, the port worked to ensure continued rail service to existing and future users. "Some business lines are best served by the private sector," stated port President Don Barnes. "With the private sector operating that rail, it reduces taxpayers' costs, supports an experienced business, and brings immediate improvements in terms of long-term safety and security."



Vista Field Airport Decommissioned

Redevelopment Benefits Community

The former Vista Field airport closed December 31, 2013 and transition activities began. Airport signage and landing markings were removed; closure notices posted; and fuel tanks emptied and removed. In keeping with FAA regulations, large yellow X's were painted on the runway. Asbestos assessments were done and staff is evaluating scrap, salvage and reuse options for materials including metals and asphalt. And historic assets are being inventoried and archived for potential display or reuse.

The 112-acre site is situated at the heart of the region's commercial center, adjacent to the Three Rivers Convention Center and Lawrence Scott Park in Kennewick. The port closed the small, general aviation airfield when it became clear redevelopment was the only alternative that wouldn't require a property tax increase. Redevelopment eliminates taxpayer-funded airport operating subsidies and, long-term, will benefit the entire community rather than limited users. Indeed, economic projections by consultant team DPZ and ECONorthwest indicate redevelopment could mean as many as 3,380 jobs, \$460 million in private sector investment, \$51 million in new infrastructure and \$408 million in new (taxable) buildings—meaning new revenues for police, fire, hospital, libraries, schools, parks and other services.



Vista Field Redevelopment Consultant Hired

Public Input Essential

The port commission hired Duany Plater-Zyberk & Co. (DPZ) to help master plan Vista Field redevelopment. Over the next eighteen months, DPZ will gather community input and craft strategic recommendations for roads, utilities, design standards, code amendments, key building locations and public spaces, a phasing plan, and financing strategy. DPZ will work with retail and development experts to bring realistic and appropriate expectations to the visioning and planning process.

According to recent branding research, the Tri-Cities has a perception of a cultural deficit and lack of a true 'downtown' with locally authentic cafes or centrally-located pedestrian-friendly gathering places. "Those are the very same elements that citizens and business leaders identified and earnestly championed for in closing Vista Field," said Tim Arntzen, port executive director. "The 112-acre site is a truly unique asset, and we've only got one chance to get it right. And that means involving all stakeholders in the planning—our citizens, the city, Trios Health, Ben Franklin Transit; irrigation, school, and library districts; TRIDEC, Tri-Cities Visitor & Convention Bureau, and many others." Added port commission President, Don Barnes, "It is important that we get this right. We need to listen carefully to the needs and desires of our community so that we create (at Vista Field) an environment and sense of place that will last for generations."



Photo: PS Media, Inc.

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MEET YOUR COMMISSIONERS

Don Barnes serves as President for Port of Kennewick's Board of Commissioners. He was appointed to the port commission in 2012, elected to office by citizen vote in 2013, and represents District 1. Don earned a Masters of Business Administration (MBA) from University of Washington; a Bachelor of Science degree from Washington State University; and has more than 30 years business experience, primarily as an independent commercial real estate broker. Don met his wife, Chris, in the Tri-Cities 40+ years ago. They have two children and two grandchildren. Don enjoys fly fishing, bicycling and hiking. He is also an adventurous pilot who enjoys viewing the amazing paths carved by the ice age floods from the cockpit of his light sport plane. He is a member of the Kiwanis Club of the Horse Heaven Hills, Columbia Basin Fly Casters, and Aircraft Owners and Pilots Association. Don has worked to bring a strategic, fiscally-sound approach to port activities; including prioritizing urban renewal for Columbia Drive and redevelopment of the former Vista Field airport.



Skip Novakovich serves as Vice President for Port of Kennewick's Board of Commissioners. Skip was elected in 2009 and represents District 3. Skip has been honored as Tri-Citian of the Year, Downtowner of the Year, and Kennewick Man of the Year. He is a retired Army Lieutenant Colonel, graduate of Whitman College, and President of the Columbia Basin Veterans Coalition. He and his wife, Shannon, own Esprit Graphic Communications in downtown Kennewick. Skip has helped welcome new jobs to the port's Oak Street and Spaulding Business Parks, and to bring public art and pathways to Clover Island. Under his leadership, the port entered into an historic partnership with the Confederated Tribes of the Umatilla Indian Reservation; signed an inter-local agreement with the City of Kennewick for redeveloping Columbia Drive; and made the decision to redevelop Vista Field into a new town center. Skip led Kennewick's first Bridge to Bridge, River to Railroad master planning effort in 2002.

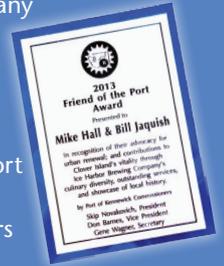


Thomas Moak serves as Secretary for Port of Kennewick's Board of Commissioners. He was elected port Commissioner in November 2013 representing District 2. Tom has worked for Mid-Columbia Libraries since he moved to the area in 1979 and has served as the main Kennewick Library system Branch Manager since 2000. Tom is Past President of the Kennewick Kiwanis Club and East Benton County Historical Society; and currently serves as Chair of the Kennewick Housing Authority and Secretary of the Columbia Basin Badger Club. Tom was appointed to the Washington State House of Representatives in 1994 and elected to Kennewick City Council in 1997 where he served three, four-year terms, including Mayor in 2009. Tom has been honored as Downtowner of the Year, and Kennewick Man of the Year. He is a volunteer researcher and local history champion; and has organized historic tours in Kennewick and Richland. He credits past port Commissioners Gene Spaulding and George Jones as his mentors.



Friend of the Port Award

Ice Harbor Brewing Company owners Mike Hall and Bill Jaquish were honored as 2013 Friend of the Port for operating successful brew pubs and their support of music, concerts and events which attract visitors to Clover Island.



IRONMAN Mike

Port Facilities Manager and triathlete, Mike Boehnke completed the 2014 IRONMAN Los Cabos—his first-ever triathlon. IRONMAN events are a test of athletic prowess, human endurance and sheer determination. In just fourteen hours time, Boehnke swam 2.4 miles, bicycled 112 miles; and ran 26.2 miles; finishing 568th out of 871, and 77th out of 113 participants in his age group. Way to go Mike!



Clover Island Concerts

The Clover Island Inn announced their **2014 Summer Concert Series** featuring: Randy Linder, a Creedence Clearwater Revival tribute band; Garratt Wilkin and the Parrotheads; Appetite for Deception, a Guns N' Roses tribute band; Hell's Belles, an AC/DC tribute band; Starship, featuring Mickey Thomas; The Shades and Colorblind. **Thunder on the Island** returns Wednesday evenings, mid-June through mid-August, with live music, hot rods, motorcycles, food, and family-friendly fun. Call for details: 509.586.0541



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

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Open for Business!