



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

FEBRUARY 25, 2020 MINUTES

Commission President Don Barnes called the Regular Commission Meeting to order at 2:00 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, Chief Executive Officer  
Tana Bader Inglima, Deputy Chief Executive Officer  
Amber Hanchette, Director of Real Estate and Operations  
Nick Kooiker, Chief Finance Officer  
Larry Peterson, Director of Planning and Development  
Lisa Schumacher, Special Projects Coordinator  
Bridgette Scott, Executive Assistant  
Lucinda Luke, Port Counsel

## PLEDGE OF ALLEGIANCE

Commissioner Barnes led the Pledge of Allegiance.

## APPROVAL OF THE AGENDA

**MOTION:** *Commissioner Novakovich moved to approve the Agenda; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

## PUBLIC COMMENT

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick stated at the previous Meeting, Commission and staff discussed adding the Commission Meeting audio recording to the Port Website and that the audio would replace the written minutes. Mr. Burdick believes this is a mistake because there are issues with audio recordings and can be problematic, at best. Additionally, Mr. Burdick believes it would be a mistake to go to action minutes, because the discussions are really valuable.

No further comments were made.

## CONSENT AGENDA

- A. ***Approval of Direct Deposit and E-Payments Dated February 19, 2020***  
Direct Deposit and E-Payments totaling \$79,980.58
- B. ***Approval of Warrant Register Dated February 25, 2020***  
Expense Fund Voucher Number 101873 through 101915 for a grand total of \$410,146.86

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**MOTION: Commissioner Novakovich moved for approval of the Consent Agenda; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.**

## **PRESENTATIONS**

### **A. Friend of the Port**

Ms. Bader Inglima explained the process of how the Friend of the Port is chosen and introduced Liz and Mark Thompson of ET Estate Sales as Friend of the Port for 2019.

Liz Thompson thanked the Port for the work they have done in the area and stated it was the Port's revitalization of the area that prompted them to invest in the building.

### **B. Budget Review through December 31, 2019**

Mr. Kooiker presented a six month budget review from July of 2019 through December 2019.

Discussion commenced between the Commission and staff.

## **NEW BUSINESS**

### **A. Kennewick Waterfront Master Plan**

Mr. Peterson outlined the differences between the Makers Clover Island Master Plan scope and the Kennewick Waterfront Master Plan scope for Commission consideration.

Discussion commenced between the Commission and staff.

## **PUBLIC COMMENT**

No comments were made.

**MOTION: Commissioner Moak moved for approval of Resolution 2020-01, authorizing the Port's Chief Executive Officer to execute the contract with Makers architecture & urban design, LLP for master planning consulting services regarding the development for the Kennewick Waterfront for the sum not to exceed \$248,288.00. Further, all action by port officers and employees in furtherance hereof is ratified and approved; and the Chief Executive Officer is authorized to amend the 2019-2020 capital budget to reflect the \$75,000.00 project allocation; the Chief Executive Officer's annual goals are amended to identify completion of the public outreach process as the threshold for attainment; and the port Chief Executive Officer is authorized to take all action necessary in furtherance hereof; Commissioner Novakovich seconded.**

### ***Discussion:***

*Commissioner Moak has one question related to the scope and it deals with social media. The scope says "per Port policies, no social media will be used for this project." Commissioner Moak stated what is the Port policy that we have against social media? Commissioner Moak does not believe or remember that that Board has taken a position opposing social media. Commissioner Moak could not find it in our policy manual.*

*Mr. Peterson will address that question and then pass it on to Ms. Bader Inglima for further explanation. The scope does, and the staff had a discussion with Julie Bassuk of Makers, because*

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*they had some ideas about how they could use social media, ie. Facebook, Twitter, and all kinds of outreach. Staff indicated because of concerns on record retention, metadata, the Port of Kennewick is not on social media and if one of our contracted sub-consultants was doing that work, would there be a responsibility for retention of those records and metadata. Being cautious when it comes to public records retention and specifically metadata, since the Port does not use Twitter, Instagram, or TikTok as a Port, our consultant also identified that they would not be using that because of the concern. We contract with them, is it not a responsibility of the Port to produce that record if requested. Mr. Peterson deferred to Ms. Bader Inglima or others who would like to augment what he is sharing.*

*Ms. Bader Inglima stated Mr. Peterson covered that the Port does not have a social media presence. The Port has our website and in the past when we did the outreach with the Charettes for Vista Field, we promoted the Charettes using our partner's social media, but any record retention record maintenance, we used email to capture that and those emails went directly to Mr. Peterson. He was able to capture all of that data, so that we would have that as a public record. Staff has been cautioned by our legal counsel that we have not entered into that foray as of yet.*

*Commissioner Moak thanked staff for that answer, but it does not answer his question. It says, "per Port policy," do we have a policy that bans social media? He does not think we do. Commissioner Moak thinks staff has said we don't do it, but he does not know that we have a policy and this says "per port policy."*

*Mr. Arntzen stated maybe that is an inaccurate description produced by Makers. Mr. Arntzen believes the point was, that we would use our usual and customary practice.*

*Commissioner Moak understands that and would accept that, but is it appropriate to substitute that language?*

*Mr. Arntzen would think so and asked Mr. Peterson if that would work.*

*Mr. Peterson stated there are no concerns with modifying that word to say practices as opposed to policy.*

*Commissioner Moak stated for the record, he thinks the Port should have a social media policy, a lot of government jurisdictions do have social media policies and have an active social media presence. Commissioner Moak thinks we should be something like this, but he also realizes that it isn't something you change in a day. Commissioner Moak is concerned when it says policies and that policies is this Board up here rather than that Board over there and our practice is certainly to not do social media. Other than that, Commissioner Moak thinks this is a good thing to do, and he has been certainly excited about this for some time and he thinks tying in with Clover Island with the Wine Village and all the other projects on Columbia Drive that we have identified there and the public outreach that is identified, with both private sector and public sector. Commissioner Moak thinks the Port award today, the Friend of the Port, specifically talks about the importance of the private sector along Columbia Drive and what is happening*

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*on Columbia Drive. Commissioner Moak really thinks putting together this project really helps, hopefully pull together a lot of folks that are interested in this whole area and have been interested for some time. To looking at where we are going with this, and it will help govern our development for the next number of years. Mr. Chair is it appropriate to seek to amend the word policy to procedure at this time.*

*Commissioner Barnes stated it is consistent with discussion that we have had to this point.*

**MOTION:** *Commissioner Moak moved to substitute the word practice for policy in the section dealing with social media in scope of work;*

*In Makers scope of work, the word policies will be changed to practices:*

*Page 3 under Section 1B;*

*Page 6 under Assumptions;*

*And any other section that references social media policy will be used related to this project.*

*With no further discussion, amendment carried unanimously. All in favor 3:0.*

## ***Discussion Continued:***

*Commissioner Barnes voiced earlier, added to this resolution is language amending our CEO's Goals and Objectives and he appreciates that, but at the same time, note that the very next item on our Agenda is Amendment of the 2019-2020 Work Plan and CEO's Goals and Objectives. His preference would be to address all changes and amendments to the CEO's Goals and Objectives at the same time under the next Agenda Item.*

**MOTION:** *Commissioner Barnes moved to amend the Motion, by striking these words: "the Chief Executive Officer's annual Goals are amended to identify completion of the public outreach process as the threshold for attainment." Motion Dies for lack of second.*

*With no further discussion, amended motion carried unanimously. All in favor 3:0.*

## **RECESS**

*Commissioner Barnes called for a recess for at 3:37 p.m. until 3:43 p.m.*

*Commissioner Barnes reconvened the meeting at 3:44 p.m.*

## **B. Amendment of the 2019-2020 Work Plan and the CEO's Goals and Objectives;**

Mr. Arntzen outlined the proposed amendments to the 2019-2020 Work Plan, which have been discussed several times in previous meetings.

Discussion commenced between the Commission and staff.

## **PUBLIC COMMENT**

No Comments were made.

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**MOTION:** *Commissioner Novakovich moved approval of Resolution 2020-04 amending the 2019-2020 Work Plan and associated Goals and Objectives as set forth in the Resolution and Exhibit A and Exhibit B; and that all action by port officers and employees in furtherance hereof is ratified and approved; Commissioner Moak seconded.*

*Discussion:*

*Commissioner Moak thinks the Work Plan is a living document and he thinks as things change, as we look at things, he thinks it should be reflected in our Work Plan. As it is, some of these are very good changes to our Work Plan, and moving forward on a number of different areas that has been important not only to the Commission, but he thinks the public. Commissioner Moak thinks it is important to have that reflected in our Work Plan and move forward on those and he appreciates the discussion.*

*Commissioner Barnes agrees with Commissioner Moak's comments and our Work Plan is a living document and we do not need to look too far back in the rear view mirror to see evidence of that. The Port had a Work Plan that had addressed the Tri-City Raceway property, but he thinks a significant opportunity presented itself, an opportunity to work with very good partner, even though he voted against that sale because of the price, in the end, Commissioner Barnes thinks it was an excellent thing to do. The Port made the changes and decided to do that, in spite of the fact that the Work Plan said to do Y instead of X. But it is a living document and Commissioner Barnes thinks that also illustrates that the Port is aware of evolving change in our community and we are capable of making changes that are in the best interest of the Port. Commissioner Barnes thinks that change we made, the decision we made with the Tri-City Raceway was in best interest of the Port and the City of West Richland. Commissioner Barnes supports these changes.*

*With no further discussion, motion carried unanimously. All in favor 3:0.*

## **REPORTS, COMMENTS AND DISCUSSION ITEMS**

**A. District Wide Project Timeline**

Mr. Peterson introduced the Port of Kennewick 2020 timeline for major projects, including Vista Field, Columbia Gardens, 1135 USACE Project, and the Kennewick Waterfront. Additionally, Mr. Peterson presented the two year time line for 2020-2021 for major projects for the Port.

Discussion commenced between the Commission and staff.

**B. Vista Field**

Mr. Peterson updated the Commission on several items regarding Vista Field, such as the Property Owners Association, the Realtor Commission, Marketing Plan and the corporate Hangar Reuse.

- 1. Construction Update**
- 2. Task Status Update**

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David Robison of Strategic Construction Management updated the Commission on the letter the Port received on February 25, 2020 from the Arts Center Task Force letter regarding the Vista Arts Center.

Discussion commenced between the Commission and staff.

Commissioner Barnes requested that the Arts Center Task Force be placed on the Agenda for the March 10, 2020 Commission Meeting.

**C. *Columbia Gardens Urban Wine & Artisan Village Update***

**1. *Food Truck Plaza***

Ms. Hanchette updated the Commission on the Food Truck Plaza.

**2. *Task Status Update***

Mr. Peterson stated if acceptable, due to the time, he will update the Commission at the next Meeting.

**3. *Phase Two Ribbon Cutting Ceremony***

Ms. Bader Inglima reported that the Ribbon Cutting for the new wine village building will take place on March 27, 2020.

**D. *Posting Commission Meeting Audio Update***

Ms. Scott briefly updated the Commission on posting the Commission Meeting audio on the website.

Discussion commenced between the Commission and staff.

**E. *Congressman Newhouse Update***

Commissioner Novakovich recently attended a meeting with Congressman Newhouse regarding Hanford, the dams, and the 1135 USACE Project.

**F. *Commissioner Meetings (formal and informal meetings with groups or individuals)***

Commissioners reported on their respective committee meetings.

**G. *Non-Scheduled Items***

Commission and staff reported on non-scheduled items.

## **PUBLIC COMMENTS**

No comments were made

## **COMMISSION COMMENTS**

No comments were made.

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**ADJOURNMENT**

With no further business to bring before the Board; the meeting was adjourned 5:21 p.m.

**APPROVED:**

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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*Don Barnes, President*

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*Skip Novakovich, Vice President*

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*Thomas Moak, Secretary*

**BOARD OF COMMISSIONERS ACKNOWLEDGEMENT**

The attached transcript provided by Naegeli Deposition & Trial of the February 25, 2020 Commission Meeting is approved and will be kept as a permanent record of the meeting.

\*The February 25, 2020 Commission Meeting Minutes were Approved by the Port of Kennewick Commissioners on April 14, 2020 at the Regular Commission Business Meeting.

**PORT OF KENNEWICK****REGULAR COMMISSION BUSINESS MEETING****HELD ON****TUESDAY, FEBRUARY 25, 2020****2:00 P.M.**

7           **MR. Barnes:** This meeting of the Port of Kennewick  
8 Commission will please come to order. At this time, I'd  
9 invite everyone to check their noise-making devices, make  
10 sure they're in the silent or off mode. And if you would,  
11 please rise and join me in the Pledge of Allegiance.

12           **(Whereupon, the Pledge of Allegiance was recited.)**

13           **MR. Barnes:** Thank you. I'd note, for the record,  
14 we have all three commissioners present. Our next item on  
15 the agenda is approval of the agenda. The Chair will  
16 entertain a motion.

17           **MR. NOVAKOVICH:** Mr. President, I move approval of  
18 the agenda as presented.

19           **MR. MOAK:** Second.

20           **MR. Barnes:** Okay. It's been moved and seconded  
21 that we approve the agenda as published or as presented. If  
22 there's no discussion, we'll vote. All in favor, please say  
23 "Aye".

24           Opposed?

25           The Ayes have it, 3 nothing.

1                   Our next item on the agenda is an opportunity for  
2 public comment. At the Port of Kennewick, we have two  
3 opportunities for public comment, one at the beginning of  
4 the meeting, one at the end of the meeting. If you would  
5 like to make a a public comment, we'd ask that you please  
6 move to the podium, please state your name and address for  
7 the record, and please limit your comments to three minutes.

8                   Would anyone care to make a public comment? Mr.  
9 Burdick, please.

10                  **MR. BURDICK:** Boyce Burdick, 414 Snyder Street,  
11 Richland, Washington. At the previous Commission meeting,  
12 there was a discussion about putting the audio records  
13 online so they could be accessed easily. And also, I think  
14 there was discussion that these audio recordings might  
15 replace the written minutes. I think that would be a  
16 mistake. Audio recordings are problematic at best.  
17 Typically, you don't know who is speaking, whereas if you  
18 look at the written minutes, you get the name of each person  
19 before each paragraph and what they've said.

20                  So I guess, also, the topic of action minutes also  
21 stuck its ugly head up, and I think that's also a mistake. I  
22 think the discussions that we see in the written minutes are  
23 really valuable.

24                  Thank you.

25                  **MR. BARNES:** Thank you very much. Are there any

1 other public comments? Thank you.

2                 Okay. The next item on our agenda is the  
3 consent agenda. These items are considered routine in  
4 nature, usually taken by one vote of the Commission. Any  
5 item can be removed, placed down the agenda or tabled for  
6 another meeting by two-thirds vote of the Commission. Do we  
7 need to have any items removed from the consent agenda?

8                 The Chair will entertain a motion.

Clerk's Note: Mr.  
Novakovich

~~MR. MOAK~~: Mr. President, I move approval of the  
10 consent agenda.

Clerk's Note: Mr. Moak

~~MR. NOVAKOVICH~~: Second.

~~THE COURT~~: Okay.

13                 ~~MR. BARNES~~: Okay. It's been moved and seconded  
14 that we approve the consent agenda. Today our consent  
15 agenda is comprised of approval of direct deposit and  
16 epayments dated February 19th, 2020, and approval of warrant  
17 register dated February 25th, 2020. If there's no  
18 discussion, we'll proceed to vote.

19                 All in favor, please say "Aye".

20                 Any opposed?

21                 The Ayes have it, 3 nothing. Thank you.

22                 The next item on our agenda, presentations. Friend  
23 of the Port, Tana and Tim, please.

24                 ~~MS. BADER IGGLIMA~~: Thank you, Commissioners. I  
25 appreciate that. As you know, in the past, we have done a

1 Friend report for probably a decade now. It's an  
2 opportunity for staff to come together under consensus and  
3 determine somebody that's kind of gone over and above what  
4 is kind of normal activity in benefit of the Port district.  
5 And this year, by consensus, the staff decided that ET  
6 Estate Sales would be the one that we would recommend you  
7 recognize. And there's a reason for that.

8               Liz and Mark Thompson are here today for ET Estate  
9 Sales, and they brought their team with them. And in a  
10 moment, I'll let her introduce everybody.

11              Do you want to do that right now?

12             **MS. THOMPSON:** Either way.

13             **MS. BADER IGЛИМА:** Okay. Let me tell you why  
14 we're so excited that they're with us today and why they've  
15 brought such a great crew. They understood the Port's  
16 vision for the Columbia Gardens redevelopment. A number of  
17 years ago, they chose to move to a building across the  
18 street from the wine village, because they wanted to be part  
19 of the synergy and the redevelopment and the transformation  
20 of East Kennewick and the historic waterfront. So they  
21 supported the Port's vision from day one.

22              They made personal investment in that  
23 neighborhood. They moved their business, and they created a  
24 retail opportunity at ET Estate Sales that complements what  
25 we're doing with the wine village development. And their

1 business, since it opened, has also attracted some  
2 additional retail to that end of town.

3           But not only that, they took it upon themselves  
4 recently, because they have such pride in ownership of the  
5 revitalization of East Kennewick, that when we had a recent  
6 spate of some very bad graffiti, not just on their building,  
7 but all up and down Columbia Drive. And they hit just about  
8 every building, fortunately, not our wine buildings, but the  
9 ones across the street, a number of the buildings with some  
10 very ugly, very visible graffiti.

11           Liz contacted me and said, Hey, how do we get this  
12 cleaned up? And rather than waiting for the City's Graffiti  
13 Abatement Team -- which they do have a program in place, but  
14 it might take a day or two -- Liz said, No, we want to take  
15 this on and we want to get it cleaned up right away. So I  
16 gave her some contacts. She reached out to the other  
17 neighbors. And they sent their team out to clean up, paint  
18 over, power-wash and clean up the neighborhood.

19           So we felt that that was above and beyond, not  
20 only were they good neighbors making personal investments,  
21 they have really -- their prompt and civic-minded action  
22 really is helping us with the place-making that we're doing  
23 with Columbia Gardens, and they're helping us with that  
24 sense of urban revitalization. They have taken ownership of  
25 it and are making visitors proud, being able to come down to

1 that area.

2 So with that, I'll let Liz say -- she's got a  
3 chance to introduce her people, and then I think we can kind  
4 of --

5 **MS. THOMPSON:** I would just like to thank the Port  
6 Commissioners --

7 **MS. BADER INGLIMA:** Can we get you up to the mic  
8 so we can record that?

9 **MS. THOMPSON:** I would just like to thank the  
10 Commissioners and the Port and the staff, all the hard work  
11 that you guys have done. It's been amazing to see the  
12 transformation. And it really was the decision for us in  
13 buying the building. If it would have been status quo down  
14 here, we would not even have looked twice at the building we  
15 purchased. So I just want to thank everybody. I know how  
16 hard you guys have worked. It takes dedication. It's taken  
17 a long time, and we really, really appreciate that.

18 And with that, I'm just start here in the front  
19 row and introduce some of our team. Jessica -- please stand  
20 up and wave real quick -- and then we have Devon Gardner,  
21 Lisa Ritchard, and then come back behind with Trevor,  
22 Curtis, he's the one that helped us clean up the graffiti,  
23 Curtis Malone, my husband, Mark Thompson, and in the back  
24 row, he helped clean up the graffiti, Jess Messenger and his  
25 girlfriend.

1                   And thank you for having us here today. We  
2 really, really appreciate it.

3                   **MR. BARNES:** Thank you. Liz and Mark, could you  
4 please come forward and join me?

5                   **MS. BADER IGLIMA:** And I think, Liz, did you want  
6 to have the team up there as well?

7                   **MS. THOMPSON:** Do we have enough room?

8                   **MR. BARNES:** We'll make room.

9                   **MS. THOMPSON:** You've probably got room for the  
10 other Commissioners, too. Mark  is going to manage this  
11 whole thing.

12                  **MR. BARNES:** I'd like to, first of all, say how  
13 much the Port appreciates having a private sector partner  
14 make a significant investment in our area, not only an  
15 invest in money, but also time, and then be dedicated and  
16 committed to the neighborhood through actions.

17                  So I'd like to read the plaque that we'd like to  
18 present to you today. There says, "The 2019 Friend of the  
19 Port award presented to Liz and Mark Thompson, ET Estate  
20 Sales, in recognition of your efforts to transform Columbia  
21 Drive through personal investments, a commitment to  
22 excellence and tenacity in making East Kennewick and the  
23 Columbia Gardens Wine and Artisan Village an inviting  
24 destination."

25                  On behalf of all three commissioners, I'd like to

1 thank you very much.

2                   **(Whereupon, a picture was taken.)**

3                   **MS. BADER IGLIMA:** Liz and Mark, thank you, and  
4 your entire team, we really appreciate it, as the  
5 Commissioners have said. We also have a plaque that's the  
6 same that will be hanging on our wall. So you will join our  
7 Friend of the Port walls with a plaque here on the wall in  
8 recognition of everything you've done.

9                   So thank you.

10                  **MR. BARNES:** Okay. Thanks again very much, for  
11 joining us today.

12                  Okay. Moving to the next item on our agenda, we  
13 have budget review through December 31st, 2019. Nick?

14                  **MR. KOOIKER:** Thank you. This is our six-month  
15 budget review, if you can remember the last one back in  
16 July, July 9th, I believe.

17                  For reference, in your packets, you will see a  
18 one-page, it's like a profit and loss statement, otherwise  
19 known as an income statement. It shows the Port's revenues  
20 and expenses through December 31st, '19. And then also, you  
21 will see the PowerPoint presentation, which I have built the  
22 capital budget into that presentation. I've kind of  
23 condensed that down to make it, you know, simpler because  
24 then it sticks together, whereas making it easier for the  
25 Commission.

1           So I guess I'll just go ahead and get started  
2 here. So this is a graphic that I came across about a year  
3 ago. GFOA is Government Finance Officer's Association of  
4 America and Canada. They're a highly regarded -- you know,  
5 they're an entity that basically teaches finance people like  
6 me. They're highly regarded for training and resources. And  
7 this is where I go to reference many things like this. Like  
8 running the financing for Vista Field, I went through a lot  
9 of guidance with them and followed checklists and things.

10           So GFOA has provided this to me. And I think this  
11 is just kind of relevant for any entities. This is kind of  
12 just the guidance for us. And I show this, also, because I  
13 prepared this presentation based upon what I think the  
14 Commission wants to see, which is at the top of the pyramid,  
15 so the leadership of the Port Commission. Really, the level  
16 of data they are looking to see is higher-level summary  
17 data. Middle management in the green there, that's probably  
18 more budget meetings I have with Tim. I give Tim more  
19 detail, but still not extreme detail. And then lower bottom  
20 of that pyramid, these are meetings with directors and  
21 people at the Port, like Amber. We'll discuss down to the  
22 penny repairs for buildings, by line items, and various  
23 different costs like that.

24           So anyways, I based this presentation, based upon  
25 the top, just trying to keep it at a higher level.

1           So the first thing I always start with is some  
2 economic data. And I try to kind of gear this not only to  
3 the Port's -- how it can impact the Port, but also, things  
4 that are kind of interesting to the average person, just  
5 kind of interesting things we can take with us through the  
6 budget process or even this presentation.

7           This one, I found this pretty interesting. The  
8 national unemployment rate, the state unemployment rate, the  
9 local Benton County rate. The national and State  
10 unemployment rates all went down in the last six months, but  
11 the Benton County unemployment rate went up, which I found  
12 kind of interesting.

13           So to put a few notes on the bottom here, the  
14 national unemployment rate is the lowest it's been in 50  
15 years. And I think people underestimate that, but that's a  
16 pretty big deal. And the State, you can see that 10.4  
17 percent -- all of us remember living through that last  
18 recession -- but 10.4 percent. Now we're at 4.3. And the  
19 Benton County unemployment rate is 5.4. Six months ago, I  
20 think it was about 4.9. It was still higher.

21           I didn't know until recently -- I went to the  
22 economic forum last week with other staff and a commissioner  
23 here -- and a presenter -- I don't know how to say her name,  
24 Ajsa Suljic. She's kind of highly regarded as the local  
25 Benton County economist. And one thing I caught from her

1 was that she thinks the reason why the County is higher than  
2 everybody else in the State is due to the fact that we have  
3 a very young work force. So basically, there's more people  
4 going into the work force, therefore, the unemployment rate  
5 is a little bit higher, just because the pool is increasing  
6 faster than everybody else. And that's the first time I've  
7 heard that, because I have never really been able to pin  
8 down what the reasoning for that technically is.

9                   Recession. I always kind of include this, and I  
10 don't mean to be a Doomsdayer. But about six months ago, I  
11 mentioned the yield curve is negative, and that -- or it was  
12 inverted. I'm sorry. So that means short-term rates are  
13 higher than long-term rates. And that's always been a  
14 predictor of a recession. And I'm not trying to scare  
15 anybody, but this certainly should be on our radar.

16                  And the bullet I have there, I found this, the  
17 Federal Reserve Bank of Cleveland shows the probability of  
18 recession, at the highest in August 2020, 43 percent. And I  
19 bring this up just, you know -- I think it's something, the  
20 recession could have a slower effect on the Port, or a  
21 delayed effect. And I just think it's something we need to  
22 think about when we're doing the budget here in eight  
23 months. I just think it's -- when we're forecasting  
24 revenues, our revenues are highly dependent upon private  
25 businesses, and some of those private businesses could be

1 impacted. So I think it's something that -- Part of the  
2 problem with us is our revenues can drop, and our expenses  
3 will still stay the same, because we're still supporting a  
4 higher level of services ongoing. So I bring that up.

5 This one, I think, hits everybody in this room.  
6 And this one, I kind of -- I was trying to correlate home  
7 prices with household incomes. The chart on the left is --  
8 the chart on the left is home prices. In '09, we were down  
9 to, like, 190. Today, we're up at about 320, I believe. So  
10 home prices have gone up 70 percent since 2009, or 7 percent  
11 per year. And the biggest increase has been in the last  
12 four years, and that's 32 percent since 2016.

13 What I was hoping I would see, as I was gathering  
14 this data -- and I got this data from, as you can see at the  
15 bottom, the Association of Realtors and Ajsa, I guess I  
16 would call her. The chart on the right, I got that data  
17 from her. But I was hoping I would see a similar  
18 correlation on the right-hand side. But as you can see, you  
19 don't. So income has only risen 3 percent since '09,  
20 whereas home prices have gone up 70 percent. And I don't  
21 know about you guys, but I see a problem. I mean, I don't  
22 see how this could be sustainable.

23 How does this relate to the Port? I mean, we've  
24 noticed our construction costs have gone through the roof. I  
25 mean, trying to predict, when we bid a project, what it's

1 going to be six months from now, has become almost  
2 impossible, if not impossible, as, really, trying to pin  
3 jello down. And this does relate to us, because it can  
4 impact us in the future.

5 So our budget philosophy -- this is a resolution  
6 the Commission passed -- originally in '14, we amended it  
7 just this last year or two years ago. I always put a few  
8 bold points in here that I think apply to where we're at.  
9 The first one is eliminating, or transferring to private  
10 sector, holdings which provide minimal benefit to the Port  
11 or our constituents. This I brought up because the Port  
12 Commission recently sold the South Ridge property and the  
13 West Richland Race Track, with thoughts being that somebody  
14 else could probably develop in the near term, or in a better  
15 way the Port didn't have the ability to right now.

16 The second one, accurately predict funding  
17 sources, I thought this was relevant. We're going to talk a  
18 little bit about the RCCF funds, the 9/10ths of 1 percent  
19 sales tax funds from Benton County. We've been thinking  
20 about this. We now have a plan in place how we're going to  
21 utilize this money. And then also, you know, just part of  
22 the problem, kind of in the past, we've had a lot of  
23 partners, the City of Kennewick, Benton County. And this  
24 other people's money is a great revenue for the Port, but  
25 it's been hard to forecast. So we can be thinking about

1 this in our budget the next go-around.

2                 The next one I think is always important,  
3 evaluating economic development based upon results to be  
4 derived district wide versus project specific. This, I  
5 always come back to Vista Field. I mean, just because Vista  
6 Field is in Kennewick doesn't mean it won't have a positive  
7 effect on Pasco, West Richland, Benton City and Richland as  
8 well. So we just want to keep that in mind.

9                 And then the last one I always put in here, just  
10 because the staff -- the Port staff is consistently doing  
11 more with less. And I realize this is part of working in  
12 government, that we're asking more of less. But it's  
13 getting more and more in Vista Field. I think the  
14 operations, you know, once that takes over, is going to be  
15 further amplified, the stress you put on staff.

16                 So as I mentioned a few Commission meetings ago, I  
17 just want to put some disclosures out there. So I'm being  
18 asked to put a year-end budget report together, and I just  
19 think the Commissioners need to know that those numbers will  
20 change, because we accrue are accounting. So for example,  
21 in the check run today, there's expenses in there, like the  
22 payment to Musser Brothers, for example, I accrued that to  
23 November, because the auction was in November. So that  
24 \$9,000 you paid for the South Ridge auction isn't in our  
25 revenues and expenses. So I just want to point that out.

1           This presentation is through last Commission  
2 meeting's check run. So any check run you see or any check  
3 you see in the warrant today is not included. And part of  
4 that was because I've been preparing this presentation for a  
5 couple of weeks.

6           **MR. BARNES:** I have a question, please. We're on  
7 an accrual accounting basis?

8           **MR. KOOIKER:** That's correct, yeah.

9           **MR. BARNES:** But your reports are cash-based?

10          **MR. KOOIKER:** No, that is not correct. So we're  
11 on accrual-based accounting, and this sheet I give you is  
12 accrual-based accounting.

13          **MR. BARNES:** Okay.

14          **MR. KOOIKER:** The only thing that's cash-based is  
15 the bank account balance.

16          **MR. BARNES:** Okay. So the Musser Brother payment  
17 was accrued in November.

18          **MR. KOOIKER:** Right.

19          **MR. BARNES:** So if it was accrued in November,  
20 then it is in --

21          **MR. KOOIKER:** It's not in here because we paid it  
22 today. If it was paid on February 11th, it would have been,  
23 yes. Does that make sense?

24          **MR. BARNES:** No.

25          **MR. KOOIKER:** So the \$9,000, I accrued that back

1 to November, but the check run didn't happen until today.

2           **MR. BARNES:** So the \$9,000 obligation to pay them  
3 -- we knew the \$9,000 payment was coming back in November,  
4 right?

5           **MR. KOOIKER:** We didn't know what the amount was.

6           **MR. BARNES:** Oh, okay.

7           **MR. KOOIKER:** Because actually, the contract says  
8 we're going to pay them \$15,000. I'm glad we didn't,  
9 because they sent us a bill for \$9,000. So we don't accrue  
10 it back until we get an invoice for it.

11          **MR. BARNES:** Okay. Okay. So we knew there would  
12 be a payment coming, but we didn't know the amount.

13          **MR. KOOIKER:** Right.

14          **MR. BARNES:** So when you're doing debits and  
15 credits, you can't -- you didn't have a specific amount that  
16 you could enter in as an accrual or as an accrued entry in  
17 November.

18          **MR. KOOIKER:** Right. Yeah.

19          **MR. BARNES:** Oh, okay. Thank you very much.

20          **MR. KOOIKER:** Yeah. So I mean, yeah, just keep in  
21 mind, this check run -- and we'll do one more March 10th, or  
22 whatever the next Commission meeting is -- we'll still be  
23 accruing some back. You know, we got a bill, I think it was  
24 the HVAC company, and they did their work in August.

25          **MR. BARNES:** Oh.

1                   **MR. KOOIKER:** And for whatever reason, I don't  
2 know why --

3                   **MR. BARNES:** Free credit for five months.

4                   **MR. KOOIKER:** That is, you know. But it's amazing  
5 how long we invoiced this. So I should send an email out to  
6 some vendors saying, hey, we need to get these -- to make  
7 our financial statements accurate, I want to accrue that  
8 back to last year, so please send me a bill. And it's not  
9 that we're not going to pay it, it just -- it makes our  
10 financials inaccurate if I close the books and it accrues  
11 something to 2020 that we shouldn't have. So if that makes  
12 sense to the board --

13                  So on that note, Commissioner Barnes, like the  
14 third bold I put there, the land sales. So we received \$1.8  
15 million, roughly, on December 31st. That's in the bank  
16 account balance, but it doesn't show up on your profit and  
17 loss statement. Because it's in the bank, but we haven't  
18 recognized the revenue yet, because we're still accruing  
19 expenses for that land sale.

20                  **MR. BARNES:** The land sale wouldn't be an item  
21 that would be on an operating statement.

22                  **MR. KOOIKER:** It will be. It will go under non-  
23 operating revenues.

24                  **MR. BARNES:** Okay. Okay. Thanks.

25                  **MR. KOOIKER:** But like I said, that Musser

1 payment, I'm capitalizing that payment, because we had to  
2 pay that to sell the property. So by GAP standards, we have  
3 to capitalize that payment.

4           **MR. BARNES:** And then amortize it over what  
5 period?

6           **MR. KOOIKER:** That's right, yeah. So we'll go  
7 back and recapture all the cumulative depreciation that we  
8 put on that property. And we hadn't done an entity yet  
9 because we're still accruing expenses back.

10          **MR. BARNES:** Okay.

11          **MR. KOOIKER:** So anyways, I just want to bring  
12 that up. And then the second bullet, you know, these are  
13 draft form. I just told you the numbers will change  
14 anyways, I guarantee it.

15           Clifton Larson Allen, we've hired them again to do  
16 another three-year contract with the Port. And they  
17 independently audit our financial statements. We have to  
18 submit our financials by the end of May to the auditor's  
19 office, and then Clifton Larson Allen -- I've already got on  
20 them on the schedule. They'll be here the third week of  
21 June, right after the finance conference. And they'll  
22 probably be done in August, is my guess. So we're already  
23 planning ahead on that one.

24           So a couple of considerations to be thinking  
25 about, when looking at this data. The fund balance, like I

1 said -- and I specifically put on there what that includes,  
2 because I figured the Commission would probably ask that  
3 question. The \$8 million includes the \$1.8 million from the  
4 raceway land sale and from South Ridge. So that money was  
5 in there December 31st, literally, from the escrow company.

6                 The second bullet, Vista Field, I want the  
7 Commission to understand that just because the phase 1A work  
8 with Total Site Services is winding down, I think other  
9 things are going to come up, just smaller little things. I  
10 mean, we see this with the wine village. Just because  
11 you're done with the buildings, there's always things that  
12 come up that were either planned or not planned, you know,  
13 that we'll have to pay for. So just keep that in  
14 perspective.

15                 The third bullet point is regarding the loan. I  
16 have delayed taking a draw on the financing. My plan is to  
17 take a draw on that here shortly. I have delayed that  
18 because I don't want to pay interest, unnecessary interest  
19 to the bank with tax payer money. But I have to take the  
20 final draw by June. So I just want to point that out.

21                 **MR. BARNES:** Excuse me again. When you say the  
22 final draw, would the final draw take it all the way up to  
23 the \$5 million authorized?

24                 **MR. KOOIKER:** Yes.

25                 **MR. BARNES:** Or is there some less than \$5 million

1 total final draw that's being considered?

2           **MR. KOOIKER:** Well, what I'll probably do is take  
3 a lesser draw. I'll probably take a total of two draws, is  
4 kind of what I'm thinking. I've been watching our cash flow  
5 really closely, but as you can see, our bank account balance  
6 -- and actually, after January, our account balance is down  
7 to about \$7 million. And the Commission keeps two and a  
8 half in reserve. So all of a sudden, that leaves us with  
9 4.5. And it really helped us, we put that \$1.8 million in  
10 the bank. So that allowed me to cash flow Vista Field and  
11 those total sites for payments longer.

12           What I don't want to do is pay 2.85 percent when  
13 our money at the bank is earning 2 percent. So I really,  
14 you know, carefully considered when to take a draw. I mean,  
15 most districts would have taken \$5 million when they got the  
16 bond. But we strategically haven't done that, just trying  
17 to save everybody money.

18           And to take a draw, it's not easy for me. It's a  
19 lot of paperwork. I have to fingerprint stuff, you know,  
20 notarize it and all kinds of stuff. So it's not like just  
21 going in and getting a loan, unfortunately.

22           So the last thing I want -- we're 15 percent  
23 through the budget cycle, revenues and expenses. But again,  
24 that's -- it's a little confusing, because the expenses  
25 technically aren't fully accrued yet.

Clerk's Note: 50%

1                   The Shoreline project -- and I referenced this  
2 last budget presentation back in July. But Tana has been  
3 bulldogging this effort since I've worked here, and before  
4 that, I think.

5                   Right, Tana?

6                   **MS. BADER IGЛИMA:** Mm-hmm.

7                   **MR. KOOIKER:** So you know, it's been a while. And  
8 she's really pushed us along. There have been delays on  
9 their part. But I think the Port needs to recognize that,  
10 you know, this is a lot of other people's money, mainly the  
11 Corps' money. And if their estimates are off, we need to  
12 either say, hey, we're going to come to the table with extra  
13 money or, we're not going to do it. So I think we need to  
14 keep that in mind. Because I mean, we like to be able to  
15 utilize partners, and I think that would be a big -- a  
16 negative thing if we weren't able to do that project when it  
17 came up. So I just want people people to remember that.

18                  The second one is Vista Field. I reference that  
19 again. I know Tim, at the last meeting, referenced -- or  
20 wrote a memo placed on implementation team from Vista Field.  
21 I think, you know, we haven't pinned costs down, exactly  
22 what that will be. But just keep that in mind. Again, keep  
23 that in mind. And then when we budget in eight months, we  
24 really need to have that refined.

25                  The third one is insurance reimbursement. And I

1 have been on top of the insurance company about getting paid  
2 our \$582,000. And I finally -- I've had email  
3 correspondence with them, and they called me last week and  
4 said, well, we had a software glitch, and they never paid  
5 us. So it's things like that that we're doing that, you  
6 know, people don't see that. But you know, we will get paid  
7 this money. I mean, I haven't had to involve counsel,  
8 because I've heard that was just an error on their part. It  
9 wasn't that they weren't trying to pay us.

10           And then the RCCF money, I already mentioned this,  
11 but coming into the plan with this money is a really  
12 probably a more pressing issues for the Port Commission than  
13 some people might realize, just because of the timeline that  
14 they put on it. And that money is accruing every month. So  
15 we need to think of a plan to use that.

16           Next slide, Operating Revenues. This is just -- I  
17 hate to say this, kind of the boring, day-to-day operations  
18 of the Port. So revenues, we're at almost \$1.3 million for  
19 the first half of the biennial. You know, these are things  
20 like marina payments, so somebody comes to the front counter  
21 and pays their lease. Our operating leases, these are, you  
22 know, Ice Harbor Brewery, people like that.

23           We're 55 percent collected. But you've got to  
24 remember, I booked the full year for the hotel land lease  
25 and then the yacht club building. So those aren't material.

1 It will still -- I mean, it's only a couple percent. So  
2 that will still put us a little -- about 3 percent above.

3           **MR. BARNES:** Excuse me, please. When you say 55  
4 percent collected, that's 55 percent of the biennial budget  
5 that's been collected to this point?

6           **MR. KOOIKER:** That's right.

7           **MR. BARNES:** Okay. Thanks.

8           **MR. KOOIKER:** And I'm glad you point that out,  
9 because "collected" doesn't necessarily mean that we have  
10 the money in our bank account, but we've actually recognized  
11 that revenue. Because we're on modified accruals. So I'll  
12 recognize the revenue, you know, like the yacht club lease  
13 essentially bill in our books. It's a four-year lease at  
14 that point.

15           **MR. BARNES:** Okay.

16           **MR. KOOIKER:** So whereas, you know, normal private  
17 business is to do accrual, they do full accrual. We're  
18 modified accrual. So it's exciting, complicated.

19           **MR. BARNES:** It sounds exciting.

20           **MR. KOOIKER:** Yeah. Expenses, Operating Expenses.  
21 We're about \$2.4 million or 46 percent. A budget, this is  
22 exactly, you know, where I like to be, just a little bit  
23 below 50 percent, the benchmark. You know, we put money in  
24 the expense budget for Vista Field and the Shoreline, and as  
25 you can tell, the Shoreline isn't -- it's been delayed,

1 nothing on our part, but on the Corps'. So we are below our  
2 benchmark, probably for those reasons, because we plugged  
3 in, I can't remember exactly, but it was a significant  
4 amount of money. Because the Shoreline maintenance, people  
5 don't realize what that costs. And the irrigation costs --  
6 I mean, justthe area where City water, that's, you know --  
7 it gets expensive and taking care of it.

8 So that's it for operating. Any questions on that  
9 report?

10 Okay. Non-operating Division. So the best way to  
11 sum up non-operating things is operating is our day-to-day  
12 operations, capital is our building buildings, and non-  
13 operating is everything else. Our revenues are 35 percent  
14 collected. But this is incredibly misleading, because our  
15 revenues -- like when I request a draw from the bank, that's  
16 going to be a non-operating revenue. So if I call the bank  
17 and say, we want \$2 million, all of a sudden that \$6 million  
18 is going to be \$8 million tomorrow, or whatever day. So  
19 operating revenues, what I'm trying to say is don't take too  
20 much -- the 35 percent doesn't necessarily mean as much as  
21 you might think it would. We're not -- a lot of this is  
22 based upon our own discretion, is what I'm trying to say.  
23 And when I get that \$582,000 from the insurance company,  
24 probably this week, that will show up as non-operating  
25 revenue. The RCCF money is non-operating revenue.

1                   What I've noticed, too, is the interest revenues  
2 are higher than we expected. The yields, like I mentioned,  
3 are 2.06 percent. That's something that we did not -- when  
4 we budgeted, our interest income was slim to zero. So  
5 that's good. I mean, we made more money on our money in the  
6 bank than we expected, but that also increased our operating  
7 revenues.

8                   Expenses. We're at 42 percent. You know, we're a  
9 little low on that. But we also have ribbon cutting  
10 ceremonies coming up. And those are -- you know, as great  
11 as they are, they do cost the Port money, which I think  
12 they're a good expense. But I think we'll have increased  
13 expenses for the remainder of the year from that.

14                  And this is the budget that most people seem to  
15 care the most about. You know, this is our capital budget.  
16 This is our construction budget, otherwise known as. The  
17 first column is the project, and I've kind of summarized  
18 these. The budget amount, this is -- this amount includes  
19 the rollovers from last budget cycle, and also, any  
20 adjustments the Commission has made in the last year. I've  
21 made those adjustments in here. The third column is the  
22 actual expenses through the 2/11 check run. Just like Vista  
23 Field, that doesn't include the \$311,000 paid today to Total  
24 Site Services. And then the remaining is just the formula,  
25 the budget minus actual.

1 Shoreline. We're at \$1.5 million. That's our  
2 budget. That's a million that we, the Commission, had  
3 transferred from the -- where did we -- yeah, that's right.  
4 And then the \$500,000 would be the RCO grant. That's where  
5 the budget number came from. We spent \$253,000. We have  
6 \$1.2 million remaining. And you know, at this point, that's  
7 probably about right. I think the commitment on the Port's  
8 part, from the paperwork they've given us, is about a  
9 million dollars at this time. So we do have a little bit of  
10 wiggle room in there already. Hopefully, we don't need more  
11 than that.

12 Second one is the Clover Island master plan. We  
13 budgeted \$175,000. We spent about eight with Makers, with  
14 the initial work they did. That leaves us at 167. And then  
15 I think, for the Commission's consideration later on in the  
16 agenda -- well, I guess that's next, probably. Right,  
17 Larry? The latest proposal from Juliet Maker, she thought  
18 it would be more like \$250,000, is what she thought would be  
19 the estimate for work. So I've put a memo in there where we  
20 could potentially get the extra \$75,000. But I haven't made  
21 the adjustment in here because you guys haven't approved it.

22 Vista Field. As you can see, you know, out of  
23 that almost \$3 million remaining -- and obviously, you've  
24 taken out the \$300,000 payment today that we made -- we owe  
25 Total Site Services, I believe, about \$1.5 million.

1                   **MR. BARNES:** After the payment?

2                   **MR. KOOIKER:** Right, I believe, off the top of my  
3 head. So there is potential. You know, when we bid this  
4 project, you have to remember the Port bid this project  
5 right after the 421, the wine village buildings, and that  
6 really took us a lot of time. So we were very conservative  
7 with our budget. We forecasted a higher contingency,  
8 especially for the water feature. We were building this  
9 water feature that nobody else in this community has built.

10                  I mean, at one point, Larry was telling me that we  
11 have subs come in from California for the water feature, or  
12 there was that potential, because nobody here had the  
13 expertise. So we were very conservative with our bidding,  
14 just because we had gotten beat up on that. So there could  
15 be a little surplus here, but you also have to remember,  
16 there are things that are going to -- like I mentioned  
17 earlier, beyond the total site contract. And then, you  
18 know, there are things that could come up, like a gateway  
19 type feature, for example, the hangar buildings. You know,  
20 there could just be many other things that were tagged up  
21 items.

22                  The next one down, the Vista Field Traffic  
23 Impacts, Owner Association, Town Planner. I was advocate  
24 for the first one, the traffic impacts, just because the  
25 City of Kennewick is going to make the Port -- help them

1 with modifying the intersections in and around Vista Field  
2 and the feature. I thought it would be prudent to park  
3 money there, just to kind of mitigate our risk. If they  
4 come just wanting a million dollars next week, then, you  
5 know, we want to build that in.

6 So I've grouped them altogether. Our budget is  
7 \$335,000. We paid \$66,000. That's primarily -- well, it's  
8 all for the Owners Association, about 66 grand we paid. So  
9 that's like the use of Foster Garvey and Ben Floyd,  
10 primarily. So we do have a balance in there, but I think,  
11 you know, that's -- we won't have any spurplus there.

12 The next one is kind of interesting. And like I  
13 said, the Vista Field loan payment originally is 550, and  
14 I've dropped it to 500, because the Commission moved \$50,000  
15 with the tasting room budget, I believe. And I think we  
16 might have an extra -- I think our total outlay this year  
17 will be \$450,000. So we will have a surplus there. And I  
18 have also printed out, if the Commission wants to see it --  
19 or if anybody wants to see it, for that matter, because I  
20 know this is really exciting -- but I have a new  
21 amortization schedule for the bank based upon a draw  
22 schedule the next three months. And that's where I get the  
23 \$450,000 from. That includes principal and interest.

24 So if anybody wants to copy of that, I can pass it  
25 down. Would you?

1           **MR. BARNES:** Would you?

2           **MR. KOOIKER:** Let me see if I can find it here.

3           **MS. BADER IGЛИМА:** Do you have multiple copies?

4           **MR. KOOIKER:** I didn't know people were going to  
5 be that interested. I just have one for Commissioner  
6 Barnes.

7           **MR. BARNES:** Anybody else want one?

8           **MR. KOOIKER:** So Columbia Drive, our \$2.4 million

9 --

10          **MR. BARNES:** Didn't I see this last July?

11          **MR. KOOIKER:** It would have been different,  
12 though, in July. Yeah.

13          **MR. BARNES:** Okay.

14          **MR. KOOIKER:** So because I -- I didn't know we  
15 were going to sell South Ridge. I didn't know we were going  
16 to sell, you know, the raceway. So I have the cash flowing  
17 in the best I can, without taking unnecessary money from the  
18 bank. As much as I like bankers, I don't like to pay them,  
19 if I can.

20           Columbia Drive, we're at \$2.4 million budget line  
21 item. We spent about \$2 million. So we've fully paid Ben.  
22 So the tasting room is fully paid for. So there's a surplus  
23 there, but there are things we have pending that are going  
24 to come out of that. For example, I grouped together the  
25 tasting rooms and the \$150,000 for the Duffy's Pond project.

1 So the \$150,000 is in the \$2.4 million, just to simplify  
2 things. So that will have to come out of the \$400,000.

3 And then, also, too, I know Larry and Amber were  
4 working on -- they ordered a bathroom for down there, a  
5 public bathroom. I know we've ordered that. We haven't  
6 paid for it. You know, it will still come out of there. And  
7 then I know Amber has a couple of other -- signage. So I  
8 think -- shade structure. Yeah. I mean, there's a list of  
9 smaller type things that need to come out of that \$400,000.  
10 So I wouldn't expect that we'd have a major surplus there.  
11 If it is, it's going to be very minor.

12 And then the last one is Columbia Park Trail  
13 improvements. And this just happened last Commission  
14 meeting -- or two Commission meetings ago where the Port  
15 agreed to allocate money in our capital budget from RCCF. So  
16 you know, in lieu of RCCF, we put it in our budget. So I  
17 put that number here. That's it for the capital budget.

18 The RCCF Fund. This one is not easy. There's a  
19 lot of moving parts to the RCCF Fund. There's many factors.  
20 As you can see, our balance at the end of November -- and  
21 that's not a typo -- November was about \$2.2 million. That's  
22 what we accrued, and then they reimbursed us \$497,000.  
23 You've got to remember, that's only the Port's portion. So  
24 they actually reimbursed us more than that, because our  
25 Columbia Drive utility project was City money, half -- 550

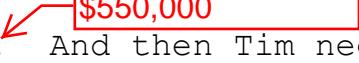
\$550,000

1 to the City, 550 to the Port as well. So that doesn't  
2 include the City's money. This is just our balance. And --  
3 Go ahead.

4 **MR. BARNES:** I'm sorry. Then the sale of the old  
5 Tri-City raceway property would mean that we have or were  
6 scheduled to receive some of West Richland's RCCF funds.  
7 That would be handled the same way?

8 **MR. KOOIKER:** That further complicates things,  
9 yes. And you know, that's -- yeah. And I don't know how we  
10 go about doing that. I know their balance right now is  
11 about \$725,000 of what they haven't used, West Richland's  
12 fund. When we access that, how we access that, you know,  
13 needs to be up for discussion. I mean, that's part of the  
14 RCCF plan that Tim and I have been talking about we need it  
15 implement.

16 The other thing is we have half a million dollars  
17 in there, as in with the City of Kennewick for the Willows  
18 project. So we need to figure out what we're going to do  
19 with that. So that's kind of encumbered on that \$1.7  
20 million.

21 The other interesting dynamic is -- and nobody  
22 thought about this, including myself, at the very beginning,  
23 when RCCF was first started and everybody was saying  
24 disbursement agreements, the way it's written is it caps  
25 everybody at 550.  And then Tim negotiated that the City

1 pays us 3 percent for administration of the project, which  
2 is great. But you know, nobody, including the County and  
3 the City, thought about, well, it caps at 550, so once they  
4 paid us 550 of the City's money, they capped to me at 497.  
5 That's \$53,000 that, you know, basically stayed in our fund,  
6 stayed in our RCCF fund. So the State owed the Port 53  
7 grand, but it's now sitting there at the County because I  
8 can't request reimbursement for that because it's not  
9 matching money. It's just our money.

10 So there's many, many things to consider with this  
11 RCCF fund. And then also, I think one thing that we didn't  
12 -- I mean, the sunset was 2023, but I know they had talked  
13 about 2023 is when the revenue stops, but how many years do  
14 you have to spend the money. These are all things that  
15 should be part of that analysis. So that's something that  
16 Tim will be working on, and I'll be part of that.

17 So the air policy fund, that is one the Commission  
18 passed about three years ago. And I just kind of felt like  
19 this was kind of something that was in the cloud that nobody  
20 really knew what that number was, so I wanted to memorialize  
21 what we had in this fund. You've got to remember, the Port  
22 only has one technical fund. We don't have separate bank  
23 accounts anymore. So for me, like the opportunity to fund  
24 the art policy fund, you know, I keep track of that via  
25 spreadsheets. So I wanted to memorialize that in the

1 presentation. That's what I think -- unless somebody else  
2 corrects me -- is in our art fund or our future art project.  
3 And this is how I came up with that.

4 So since we passed that resolution, I went through  
5 every land sale of the Port -- every piece of land the Port  
6 sold. And the only one where we technically collected, it  
7 was from the City of West Richland. And I think the way the  
8 policy is written is at the discretion of the Port  
9 Commission, because this can be a negotiable item between  
10 the buyer and the seller. So that's the only one that, to  
11 my knowledge, would apply.

12 This is the opportunity fund. As you notice, this  
13 is exactly the same as it was back in July. The Commission  
14 hasn't utilized this fund any more than they had approved  
15 prior to that. Parametrix, we contracted with them for  
16 traffic calming on Columbia Drive.

17 Larry, do you want to give them a quick update in  
18 this, where we're at?

19 I asked Larry to --

20 **MR. PETERSON:** The traffic calming project  
21 reviewed the 397 intersection with Columbia Drive, possible  
22 improvements to the side streets off of Columbia Drive.  
23 Bruno Street has been drawn up and submitted to the City of  
24 Kennewick and is awaiting the review on the traffic  
25 engineer's desk for the last two or three months. That

1 project hasn't had any expenses accrued to it -- there, I  
2 used one of the fancy words -- hasn't had any expenses  
3 accrued to it in the last three months. It is waiting for  
4 City of Kennewick traffic engineer review.

5           **MR. BARNES:** Thanks.

6           **MR. KOOIKER:** Thank you, Larry. So I'll just move  
7 on here.

8           So this line, I kind of thought maybe just put a  
9 couple of interesting items -- well, interesting to me --  
10 that the Commission maybe doesn't realize or hasn't heard of  
11 this. But investment interest, we received investment  
12 interest on a monthly basis from the County. We are in the  
13 County's investment pool. And the idea behind that -- and  
14 luckily, I was -- before the Port, I was with the County  
15 when we developed the investment pool. So I kind of have  
16 knowledge of that. The idea is that when we pool money  
17 together from multiple districts, you get better investments  
18 with a higher rate of return, therefore giving the smaller  
19 districts more return in terms of dollar amounts.

20           The yield on this was 2.06 percent, as of January.  
21 And I'm thankful that we did this, because I was looking  
22 today. The Washington State investment pool is at 1.67  
23 percent. So we're actually receiving more interest than we  
24 would be otherwise. And I have talked to many other finance  
25 managers for the Ports in the State. We all work together.

1 And this one, you know, is debatable, because I have thought  
2 about being our own bank, where basically the Port can -- I  
3 can go out and get our own banking services, but the kicker  
4 is we have to invest our own money. And so I probably need  
5 to hire somebody to manage our investments and, you know,  
6 have somebody on a full-time platform for that.

7 The advantages, I can directly have a bank, and I  
8 can probably get better services from a bank if I contract  
9 directly with, say, Key Bank or whatever. I can get more  
10 services at the front counter for -- like, accepting credit  
11 cards would be easier. The problem now is that we bank with  
12 the County, and they bank with Key Bank. So there's three -  
13 - so I guess I've analyzed this in full, and I'm really  
14 about to the point where I want to tackle being my own  
15 investment manager or being the bank. And I've heard mixed  
16 reviews to the Ports. Some think it's great, and some don't  
17 want to deal with it.

18 There's a lot of risk, too. You know, if you  
19 manage your own investments, you have to find a custodian  
20 that you trust, you know, as a safekeeping fund for the  
21 money. There's just a lot more risk to the Port. So right  
22 now, our investments are yielding higher than the State pool  
23 in the County investment pool, which I think has been good  
24 for us.

25 The second one I also -- leasehold tax. So many

1 of you probably know what this is. But this is something we  
2 get from the County every other month. It's kind of weird,  
3 because we collect leasehold tax, and we owe property tax,  
4 12.84 percent. We send it to the State, and then two months  
5 later, they send it back to the County and they  
6 distribute it to all the special purpose governments based  
7 upon a formula. And as you can imagine, the reason why they  
8 do this, it seems kind of convoluted and bureaucratic. But  
9 the State keeps most the money before they send it back. So  
10 that's really how it works. I just want to point that out.

11 This is something we track that we report monthly,  
12 when I'm starting to collect monthly report quarterly to the  
13 State. So it's just kind of interesting tax people haven't  
14 heard of.

15 **MR. BARNES:** And the leasehold excise tax, as I  
16 understand it, that's a tax that the Port receives on all  
17 lease payments for from every Port tenant?

18 **MR. KOOIKER:** That's right. Yeah.

19 **MR. BARNES:** Okay.

20 **MR. KOOIKER:** Okay. So I also mentioned -- or I  
21 also want to bring up property taxes. So I mean, our actual  
22 levy is off a little bit from our budget amount, but it's  
23 not material. The reason for this is it could be different.  
24 Actually, it is different now, since January has already  
25 happened. But what happens is they have adjustments to the

1 tax rolls. You know, seniors apply for exemptions that go  
2 back three years, or if a mobile home gets destroyed or  
3 whatever -- a current use, that's when a farmer has been  
4 paying the full tax rate, and somebody tells them that, hey,  
5 you can get a reduced tax rate, and the County can go back  
6 three years and refund them. So that adjusts our levy.

7 Every single month, we go through a process. We  
8 get reports from the County, and we have to adjust our  
9 ledger to be -- you know, based upon their adjustments. They  
10 also have what's called an administrative refund levy, which  
11 is levied. The intention is, is that if there's a large  
12 refund, it would be paid out of this fund, because they  
13 don't want to hurt the special purpose by reducing their  
14 taxes on a one-time basis by a huge amount.

15 At the bottom there, you can see this chart, which  
16 I couldn't figure this out, so Tana did it for me -- thanks,  
17 Tana.

18 **MS. BADER IGЛИMA:** Mm-hmm.

19 **MR. KOOIKER:** The 49 percent of the bond, that's  
20 Kennewick, so people in the City of Kennewick. That's where  
21 we get the bulk of our tax revenue from, almost half of it.  
22 The 22 percent is Richland, and the 9 percent is West  
23 Richland, and the 20 percent is Benton County. And then  
24 Benton City is under 1 percent of the Port's tax revenue.  
25 And this is based upon the '17 levy, just so you know. The

1 County does not update this every year. I've requested it  
2 for '19, but I haven't received it yet.

3               Okay. So we're basically at the end. At this  
4 point, I think I was going to ask the Commission, was this  
5 helpful, guidance from the board. I think before I do that,  
6 I might just -- I put together what could potentially be  
7 like a quarterly budget update, a more frequent budget  
8 update, but not as much detail. This is something that I've  
9 gone through, and I think I could manage this and have --  
10 manage it so it wouldn't take as much time. I mean, I could  
11 present this on a quarterly basis without too much increased  
12 staff time.

13               Tim and I have been talking a lot about this, so  
14 I've prepared something. So this is what it could  
15 potentially look like, just like before and all those times.  
16 I'll give you this profit and loss statement every quarter,  
17 plus the capital budget, and then just give you short  
18 operating, non-operating, and capital. And I thought that's  
19 something that, at a higher level, could be useful for the  
20 board, you know.

21               So I guess now we'll go back and ask the  
22 Commission if they have any questions or -- you know, I  
23 guess for me, I just want some guidance of, is this  
24 acceptable? Or where should we be going, or some direction  
25 from the board would be helpful.

1                   **MR. Barnes:** Well, if I may begin, I think this is  
2 excellent. I mean, the amount of information here is  
3 tremendous. It will give me something to look at. You  
4 know, I kind of went through -- I like what you just -- I  
5 didn't understand, in the packet, what was in -- I didn't  
6 completely understand right away, and now it's pretty clear,  
7 what you're suggesting as a more frequent update is  
8 significantly pared down. That matches exactly what some  
9 of my thoughts and comments that I had while you were making  
10 this presentation.

11                  I mean, I don't know that you need to be out  
12 looking at what housing prices are doing or whether or not  
13 the yield curve is inverted or, you know, that kind of  
14 stuff. I'm more interested in the pared-down information  
15 that you're proposing where it's just, here's the operating  
16 budget, the non-operating, the capital funds, and here it  
17 is. If we could get that on a more periodic basis, or a  
18 more frequent basis, I'd be really happy.

19                  It's clear to me that the finances of the Port of  
20 Kennewick are in superb hands, just under excellent guidance  
21 and stewardship. I'm just looking for a little more  
22 frequent information so I have that, you know, that warm,  
23 fuzzy feeling a little more frequently than every seven  
24 months or every six months. That's all I'm saying.

25                  I think this is excellent.

1                   **MR. NOVAKOVICH:** Nick, I think you've done an  
2 excellent job. I have a question, though. What's our  
3 current levy rate?

4                   **MR. KOOIKER:** Actually, because of '20, it's 28  
5 cents per thousand. **MR. NOVAKOVICH:** 28?

6                   **MR. KOOIKER:** 28 cents.

7                   **MR. NOVAKOVICH:** And that's dropped how much in  
8 the last 10 years?

9                   **MR. KOOIKER:** You know, off the top of my head, I  
10 can't remember. In the last couple of years, it's 33 cents.  
11 I want to say it was at 39 cents, maybe.

12                  **MR. NOVAKOVICH:** That's what I thought. Yeah.  
13 Because I remember -- and then I'm looking at -- this is  
14 just remarkable, what we've done. Because I'm looking at  
15 the total assets here on your financial highlights sheet of  
16 62 and a half million. I'm remembering assets, when I came  
17 on this Commission, was only about \$18 million. So you've  
18 done a remarkable job for the tax payers.

19                  I do have a question, though. I know Commissioner  
20 Barnes wants this information, but I don't know that the  
21 Commission as a whole has ever had a vote or anything on  
22 having you do this. So I don't know if preparing it for one  
23 Commissioner is a smart move? I'm just questioning, because  
24 I don't ever remember voting on having to do this forever.

25                  The other thing is if this is done, and you do

1 present it and the Commission, you know, votes to have you  
2 do this -- which I think would be appropriate, to give you  
3 direction -- I think, then, at that case, that there's no  
4 reason that a single commissioner needs to go to you and  
5 talk about to get information other than what's given in  
6 this meeting, so that one Commissioner doesn't have  
7 information the other two don't have. These are just  
8 questions I have.

9                   **MR. BARNES:** Commissioner Moak?

10                  **MR. MOAK:** Yes. I think this kind of information  
11 is very helpful, like, annually. I mean, some of these --  
12 like, the unemployment rate or variety of things, I think,  
13 you know, traditionally, I think these are things that are  
14 important to know, as they affect our Port. And so I think,  
15 you know, even though sometimes, my eyes glaze over because  
16 I don't understand the difference between cash accounting  
17 and accrual accounting, and all these various things, like  
18 some do. I do think it's important that we see some of  
19 these annually.

20                  When you get into the quarterly report, you know -  
21 - and certainly, I don't require photographs. You know,  
22 that isn't important to me. I mean, I guess I -- you know,  
23 the page that's identified as financial highlights -- it's  
24 not numbered -- is the one that I like. To me, that gives  
25 me a better idea. And whether they're in writing or, you

1 know, in some of your slides -- you do have them in writing  
2 -- you know, some of the notes that reflects, you know, what  
3 is happening in some of these various accounts or whatever,  
4 or, you know, if something says we're way under, well, we're  
5 going to expend that in the next year, or we expect to stay  
6 under, you know. And certainly, we do spike the capital  
7 projects. But I mean, it sounds like, from what you're  
8 recommending, that on a quarterly basis, that we're going to  
9 see two or three or four slides. Is that correct?

10           **MR. KOOIKER:** That's correct. This is what I'd  
11 recommend.

12           **MR. MOAK:** I mean, so that was a good one, and the  
13 one that we had that said Financial Highlights. But -- and  
14 so, you know, I think a reduced one quarterly I don't think  
15 is out of range. I think knowing, you know -- and I think a  
16 lot of it, to me, that was most helpful was your discussion  
17 about what these numbers meant, not what the -- the numbers  
18 are numbers. And as you have talked about in your financial  
19 presentation, a lot of it aren't the real numbers, because  
20 all the bills haven't come in, this or that or that and  
21 whatever. So I mean, it gives us an idea. And I think your  
22 comments related to what those really mean, what's in there,  
23 has been more helpful to me than seeing any of the slides.

24           So that's my comments.

25           **MR. BARNES:** Again, getting back to Commissioner

1 Novakovich's comment about, you know, whether or not the  
2 Commission has decided if this needs to be quarterly or  
3 biannually or whatever, I would just like to point or call  
4 the attention to our own rules of policy and procedure, and  
5 the section of our rules and policy and procedure that have  
6 to do with agenda planning, which says that, "Items may be  
7 placed on either the business agenda or consent agenda. Any  
8 title may be placed on the preliminary Commission meeting  
9 agenda by any Commissioner or by the executive director.".

10           And then we could get into, well, if an item is  
11 requested that a Commissioner place this on the agenda, then  
12 we could, I guess, get to the point of the meeting where  
13 we're at approval of agenda, and that, by two-thirds voting,  
14 could be removed from the agenda. But I don't know that we  
15 need to go in circles like that.

16           I really think it would be important -- it's  
17 important to me to have more frequent budget updates, more  
18 frequent than every six months or seven months. I would  
19 like to go to with once every two months, and have that  
20 update be comprised of the financial highlight page that  
21 Commissioner Moak mentioned, and then the capital projects  
22 page, and then keep it fairly short like that. And then if  
23 you have any comments or anything to add, anything to flag,  
24 anything to -- you know, that might merit special attention  
25 or special discussion, then there's an opportunity to

1 discuss that every two months.

2                   And if it's not -- you know, I don't know how  
3 difficult it is to produce this financial highlight page and  
4 the capital projects page, but I would like to see that  
5 every two months, if that would be, you know, not the full  
6 blown thing where we're talking about everything you've  
7 discussed, but just to have an opportunity to go over these  
8 things, get it in a printed version, and then flag anything  
9 or highlight anything that comes up in a two-month period  
10 that would be worth Commission consideration or discussion.

11                  **MR. KOOIKER:** Yeah, I mean, I guess that's a  
12 policy decision by the board. You know, I think what I  
13 don't want to do is underestimate -- I mean, I do have these  
14 numbers at my fingertips, but putting them in a format where  
15 you've got 20 people in the room and they become public  
16 record, I go through every number four or five times. I  
17 have Tana review the PowerPoint. Sometimes she uses  
18 Rochelle, you know, as a subcontractor. I think there is a  
19 cost to the Port. And if that's okay, then I think the  
20 Commission just needs to know that. But you know, making  
21 something ready for public consumption is different than me  
22 sitting with Amber and going through our stuff. I'm just  
23 saying, there is a major difference.

24                  The last couple of weeks, this is what I've been  
25 doing, is this. So I just think, you -- do I have this

1 report all the time? Yes. But before I come to a  
2 Commission meeting, I will go through and make sure that  
3 there's no formula missing or whatever. I just want to  
4 bring that up, because --

5 **MR. BARNES:** Well, I think you've made that very  
6 clear, that these are accrual or -- I think the term you  
7 used was modified accrual?

8 **MR. KOOIKER:** That's right.

9 **MR. BARNES:** Modified accrued basis. And it says  
10 right on the report, "Unaudited and In Draft Form." You  
11 know, I really like this information. I'd just like --  
12 every six months, to me, was not frequent enough. I think I  
13 made that very clear. And I'd really appreciate having an  
14 opportunity to see this something like every two months.

15 Tim, please?

16 **MR. ARNTZEN:** Yeah. I have spent quite a bit of  
17 time talking with Nick. One of the things that we wanted to  
18 propose -- and it was included in the memo that I typed up -  
19 - was to go quarterly. So if you ask me, can we do it every  
20 two months, how much additional work that will be, I'd have  
21 to say I need to sit back down with Nick, because our  
22 proposal was to give this information to you quarterly. That  
23 was something that we thought we could arrive at without  
24 pulling Nick off of too many other projects. Because there's  
25 some big projects that he's on, and my concern is that if we

1 go to something more than quarterly, there is a finite  
2 amount of time. And you know, come to you, when I talk  
3 about the Vista Field team, we're probably going to have to  
4 do some additional work in the finance department. I may  
5 need some additional help there any way.

6 So my point is right now, Nick and I have agreed  
7 that, yeah, we think that should the Commission ask for it  
8 quarterly, that we could do that without really pulling him  
9 off of too many other projects. I just don't know, at this  
10 moment, if I can answer on the floor, what having him do  
11 them every two months would do. So I would just point that  
12 out.

**Clerk's Note: Mr. Moak**

13 **MR. BARNES:** And I would be satisfied with  
14 quarterly. I mean, I think you offered quarterly. We  
15 haven't had a chance to see, well, what is a quarterly  
16 report going to be and what information is going to be  
17 there. And I'd like to see it for a year, to see a  
18 quarterly report. Then we can determine whether that's  
19 sufficient. I think we should accept that and move on.

20 **MR. NOVAKOVICH:** I would agree with Commissioner  
21 Moak on that one. The other question I have -- and Nick,  
22 you pointed it out and you explained it here -- a lot of  
23 these numbers, I'm just afraid, because it happens quite a  
24 bit and we're seeing it quite a bit in the news and  
25 everywhere else, that you turn these numbers out to the

1 public and they can take things out of context and  
2 misrepresent them, if they don't understand the background,  
3 they don't understand that some income isn't in here, or  
4 some expenses aren't in here. It could create a mess in the  
5 public.

6 I think I would agree with Commissioner Moak, is  
7 quarterly -- maybe try quarterly. Personally, I don't think  
8 that's even needed, if we go with quarterly. But somehow it  
9 has to be extremely simple, that the public can understand  
10 it. And you understand it, and you explain it to us. But  
11 if they just pick up a piece of paper, or pick it up online  
12 or get it in the newspaper and look at some numbers, we  
13 could be answering a lot of questions forever, which is  
14 going to take up more time.

15 I think something the Commission needs to realize  
16 is we have limited resources of finance and staff, and how  
17 do you want to apply those? Do you want to apply them to  
18 Vista Field, or do you want to apply them to answering  
19 questions from the public about financial figures. Do you  
20 want to apply them to preparing financial reports that we  
21 got along fine with without having them, except semi-  
22 annally?

23 I think that's a real question that needs to be  
24 answered. What's the highest and best use of the resources  
25 we have.

1                   **MR. MOAK:** I should hope more people would be  
2 asking about Vista Field and Clover Island, or any of these  
3 projects. I think they're signature projects, and I think  
4 that I would hope that people would be asking.

5                   **MR. NOVAKOVICH:** Well, I agree with that, the  
6 projects. I'm worried about answering the numbers on the  
7 financial reports.

8                   **MR. MOAK:** Well, I haven't heard people asking  
9 questions about the financial report. People want to see  
10 Vista Field happen. I don't think they're looking at --

11                  **MR. BARNES:** From my point of view, I mean, there  
12 is a price of transparency. I mean, one of the things  
13 that's most important to me at the Port of Kennewick is that  
14 we be transparent. I mean, we let the public know what  
15 we're doing. And this -- I mean, the risk of having people  
16 misinterpret or not fully understand some numbers that are  
17 labeled, Draft, Unaudited, I would accept that. That's part  
18 of being transparent. That's part of providing information  
19 on the public on the expenditure of tax payer funds on big  
20 projects that are for our community.

21                  So I will accept -- I will agree with the  
22 quarterly report. Let's go from there. I'm thankful that  
23 we're getting a more frequent report. Every six months, in  
24 my view, was not enough. And again, I really appreciate the  
25 time and effort that you put into this. I hope you didn't

1 take this as a personal -- you know, personal assault or  
2 affront or anything. It's not that at all. I really enjoy  
3 and appreciate having this information. It's reassuring to  
4 see these numbers, to see where we are relative to our  
5 budget.

6 You know, if you look, we're just past 50 percent  
7 of the way through this 2019, 2020 capital projects number,  
8 and the remaining balance there is a huge number. There's  
9 no total on that, but -- so we're in great shape. I mean,  
10 we're doing these big projects, but we're not on the edge of  
11 the cliff on the edge of disaster. I mean, and that's  
12 another message that the public, I think, would enjoy  
13 seeing.

14 **MR. ARNTZEN:** Commissioner Barnes, thank you. I  
15 am optimistic that we can get to a point where we have the  
16 Commissioners happy with the amount of information we  
17 provide. I liked the walk-through today. And I know this  
18 was the six-month one. Your quarterlies will be a little  
19 bit less. But I was just watching -- it's really funny when  
20 you hear terms of cash, and then you hear accrual, modified  
21 accrual, I appreciate the questions we got from the  
22 Commission. The thing I like is all three Commissioners got  
23 to hear the questions and hear the answers.

24 My staff got a really great walk-through as well,  
25 and hopefully, the public had a chance to see this. So I'm

1 a huge fan of whatever Nick produces. I'd really like it to  
2 see the light of day, because it is interesting. We just  
3 need to figure out how much of it. And I like the fact that  
4 all three Commissioners get it, because then as the manager,  
5 I know when we conclude this meeting, if we have four or  
6 five questions still out there, that we will go get answers  
7 and bring back next meeting. Or you know, I really like the  
8 fact that all three Commissioners get to be a part of the  
9 process. So you know, once the gavel taps at the end of the  
10 meeting, we know that we've provided the information.

11 So for me, this was a very helpful process. I  
12 think we'll just continue to fine-tune it. And should we  
13 get through it and say, hey, you know, there's a consensus  
14 from the Commission that we want a little bit more  
15 information, we can go in that direction. But let's try  
16 quarterly. I appreciate the flexibility. We'll see how it  
17 works. I'd like to get feedback from the Commission.

18 By I was kind of watching the process and thinking  
19 that, in my opinion, this was working smoothly. So thank  
20 you.

21 **MR. BARNES:** Thank you, Tim and Nick. Thank you  
22 very much. Excellent. I mean, I'm just -- top rate. I  
23 appreciate it. And I appreciate the comments of fellow  
24 commissioners. I mean -- it does represent a little bit of  
25 a change. You know, not to belabor this any further, but

1 you know, Tim, you've made a couple remarks, you've been  
2 here 17 years and you've seen a lot of things at the Port of  
3 Kennewick. Well, if you look at what -- and Commissioner  
4 Novakovich just pointed out, what were the assets? What was  
5 the balance of the assets 10 or 15 years ago? Substantially  
6 less than what it is now. What were the projects going on  
7 10 or 15 years ago? Substantially fewer, substantially  
8 smaller than what we have going on now.

9                   The Port of Kennewick has changed. We're  
10 evolving. So thank you for this.

11                  **MR. KOOIKER:** Well, and I appreciate the clear  
12 direction from the board. I also say, like, if you look  
13 back in history, when I first started working here, I mean,  
14 we did do quarterly financial updates. The Commissioners  
15 cried, Mercy. They were like, No, no, no, that's too much  
16 for me to look at.

17                  **MR. BARNES:** So that was Tammy, though. No.

18                  **MR. KOOIKER:** Yeah, but what I'm trying to say is  
19 we're trying to be dynamic with whatever the Commission  
20 needs today. I mean, so I appreciate having direction  
21 consistently that we can move forward with.

22                  **MR. BARNES:** But thank you. I mean, to me, it's  
23 very, very clear the Port of Kennewick has excellent  
24 leadership and excellent management in this area. Thank  
25 you.

1               Okay. Moving on to the next item on our agenda,  
2 we are going to new business. Kennewick Waterfront Master  
3 Plan Resolution, 2020-01. Larry?

4               **MR. PETERSON:** Yes, for your consideration today,  
5 a general report and two resolutions have been prepared with  
6 different scopes of work for a master planning effort  
7 conducted by Makers Architecture Urban Design for the Clover  
8 Island and Columbia Drive area, or known as the historic  
9 Kennewick Waterfront District.

10              Our 2019, 2020 work plan identified \$175,000 for  
11 master planning along the historic Kennewick Waterfront  
12 District. Staff started discussions with Makers  
13 architecture, the firm that had completed the 2005 Clover  
14 Island Master Plan about updating that master plan and  
15 talking about scope of a project and budget.

16              When we talked about the outreach that the Port of  
17 Kennewick would like to see in this process and the need to  
18 discuss issues such as parking, design, and other use  
19 considerations, \$175,000 didn't go far enough to also  
20 include many of the properties along the Columbia Drive  
21 corridor. So there would either need to be a reduction in  
22 the public outreach portion of the process or finding some  
23 additional dollars.

24              Knowing the transparency that the Port of  
25 Kennewick likes to maintain in the engagement with the

1 citizens, we asked Makers to provide an alternative scope  
2 that would allow a two-day public -- open public charrette,  
3 which is identified in the scope, and also include  
4 considerations for the Kennewick Waterfront areas, the  
5 Columbia Drive Willows, the Columbia Gardens, the Cable  
6 Greens, and even the Washington Street corridor.

7 So there are two separate resolutions, one  
8 focusing just on Clover Island for a cost of \$174,971.  
9 There's a second resolution of \$248,000, which would be all  
10 of the work on Clover Island plus the work on the near shore  
11 area of the Columbia Drive Cable Greens, Columbia Gardens  
12 and incorporation of the Washington Street corridor concept  
13 the City of Kennewick is putting forward.

14 The mechanics would be, if you would -- there's an  
15 option to choose one or two of the resolutions identified as  
16 Clover Island or Historic Kennewick Waterfront. The firm  
17 Makers served the Port well in the creation of the Master  
18 Plan. And I look back on the implementation. The Port  
19 undertook implementation of that Master Plan and of the  
20 upland projects. 12 out of the 15 upland projects have been  
21 completed to date. We had marching orders included in the  
22 Master Plan, a very useful implementation schedule. Both  
23 had time and approximate dollar amounts.

24 And then the in-water projects, nine of the 11 in-  
25 water projects have been completed. So it was time to ask

1 the next question -- or the question of what's next on  
2 Clover Island. And also, we heard from the Commission about  
3 how to tie in the efforts that have occurred over the last  
4 decade on the Columbia Drive corridor, from the pattern  
5 language, from some of the design work that Arculus did, the  
6 concepts that they created in 2011, some of the work that  
7 Gary Black did with Integrated Structures Incorporated on  
8 the visioning for the Columbia Gardens, and also to  
9 incorporate in Columbia Basin College Culinary Institute,  
10 initially located in the Willows, and now looking to have  
11 migrated to the Cable Green site.

12 A lot of concepts have been developed for the  
13 Columbia Gardens, but nothing cohesively pulled together. So  
14 when working with Makers, we asked that that scope include  
15 pulling together all of the previous activities, also  
16 pulling in the traffic calming that was mentioned earlier,  
17 and the connection to Downtown Kennewick through the City of  
18 Kennewick's Washington Street corridor design concepts.

19 Almost done. I'd just let you know, this does  
20 differ from Vista Field where we had a blank slate. Much of  
21 -- we're approaching this, and the scope is written, the  
22 concepts of Clover Island being the communities, waterfront,  
23 recreation, hospitality. That is a concept that -- we  
24 didn't treat this as having a blank slate, nor a blank slate  
25 when it comes to Columbia Gardens or the Willows site. There

1 have been some planning and concepts, much background  
2 information. So rather than starting from scratch, which  
3 includes a significantly broader scope of review, we asked  
4 Makers to put together an effort that would consolidate the  
5 planning activities over the last decade, rather than  
6 starting from scratch.

7 So in front of you are two different resolutions,  
8 the mechanics would be involved -- if you elect to go  
9 forward, to select one or the other resolutions. And I will  
10 note, the budget identified \$175,000 for this effort. Since  
11 we had a budget update today, I asked Nick if the Commission  
12 wished to select the larger project or the larger scope of  
13 \$248,000, where might those funds come from. He provided a  
14 memo with some suggestions. That's not the only option, but  
15 wanted to let the Commission know, there is some -- there  
16 are some different columns from which those dollars could  
17 come from. So that's been included. So there are two  
18 resolutions, a scope of work attached for your  
19 consideration.

20 **MR. Barnes:** Commission, comments or questions?  
21 Commissioner Novakovich.

22 **MR. NOVAKOVICH:** With the additional \$75,000,  
23 would that impede any other projects that we have  
24 negatively?

25 **MR. KOOIKER:** As far as the budget goes, or as far

1 as time goes?

2           **MR. NOVAKOVICH:** Time implementation of the  
3 project.

4           **MR. KOOIKER:** That's probably a more Larry  
5 question, then.

6           **MR. PETERSON:** One thing I did want to point out,  
7 I had a comparison and the contrast. The additional scope  
8 of work would add four months to the overall project. So if  
9 it was a Clover Island only based activity, it's an eight-  
10 month master plan, as proposed by Markers Architecture and  
11 Urban Design. If the additional near shore waterfront was  
12 added, that would add four months to the project.

13           The dollars, again, one option for the funds Nick  
14 identified was simply reallocating \$50,000 from the Vista  
15 Field loan repayments, as we haven't even initiated the loan  
16 yet. That doesn't defund a project. So it doesn't pull --  
17 the additional dollars aren't being pulled from another  
18 priority project you identified. If you were to select the  
19 larger scope, that would add four months to the master plan  
20 process, making it a year-long effort.

21           **MR. BARNES:** Commissioner Moak?

22           **MR. MOAK:** If we do select the larger project, are  
23 we making that decision to take the money that you have  
24 identified? Or is that a subsequent decision, either by  
25 destination or by staff, where that comes from?

1                   **MR. PETERSON:** I'm going to defer to either Tim or  
2 Nick on that. I just want to let you know that there were  
3 options for those dollars.

4                   **MR. ARNTZEN:** Sure. Commissioner Moak, if I could  
5 jump in. That is the source of funding that I would  
6 recommend. I've talked with Nick about that. And with all  
7 the moving pieces of the budget, we think that that is a  
8 fairly safe source for this funding. So, you know, I  
9 suppose the Commission could come in and say, well, we want  
10 to pull some from here and here and here, but typically, I  
11 view the Commission as flying at \$30,000 at the policy  
12 legal. Typically, I think you say, we'd like A or B. And  
13 then if it's B, I think you would rest assured the staff can  
14 find \$75,000. I don't want to use the term "budget." To  
15 us, it's real money. But that would be our proposal where  
16 it would come from.

17                  **MR. MOAK:** I mean -- well, it's couched as, well,  
18 this is one idea. This is really the idea that you really  
19 want, because it really doesn't take the money from other  
20 projects that we're --

21                  **MR. ARNTZEN:** Yeah, I think -- put it this way. We  
22 didn't do an in-depth analysis of every place it could come  
23 from. I think Nick spent some time with it in that he said,  
24 Here's where I recommend it coming from. I walked through -  
25 - I got a review of the budget prior to you getting it here

1 today, and I concluded, along with Nick, thta I think we're  
2 safe taking from the two sources. But again, I mean, if the  
3 Commission said, for one reason or another, we don't like it  
4 coming from there, we could come back with maybe a couple of  
5 other sources.

6 **MR. MOAK:** But you're not looking yourself to go  
7 look for other sources. You feel this, right now, is the  
8 best --

9 **MR. ARNTZEN:** That is correct. Yes.

10 **MR. MOAK:** Okay. Thank you.

11 **MR. BARNES:** So in other words, if Nick gives the  
12 recommendation that he sees these two sources as the best,  
13 then, I mean, I'm going to rely on what he says, after what  
14 I've seen today.

15 **MR. ARNTZEN:** Sure. Thank you. And that's kind  
16 of where we're at. I mean, I really don't know -- I guess  
17 my thought would be that the Commissioner might say to me,  
18 Mr. Manager, that's what we hired you for. I don't want to  
19 spend my Saturday morning over, you know, the cup of coffee  
20 trying to find \$10,000 here or \$10,000 there. I suppose the  
21 Commission could do that if you wanted to. That's probably  
22 not the realm that the Commission likes to deal with. I  
23 think you're, like I say, 30,000 feet. You make the larger  
24 decisions of do we want to spend the extra \$75,000 for that.

25 So that's how I would answer your question;

1 Commissioner Moak.

2           **MR. MOAK:** Thank you.

3           **MR. BARNES:** Do you have something else,

4 Commissioner Novakovich?

5           **MR. NOVAKOVICH:** That takes care of the finance  
6 part of it. What about staff resources? Is that going to  
7 impede our projects we have --

8           **MR. ARNTZEN:** Well, I appreciate that. And as  
9 much as Larry wants to dive into this project and own it --  
10 and I appreciate that. We've got a planner that really --  
11 he spends a lot of time thinking of making sure that every  
12 project we do is the best -- I'm going to be relying on  
13 Makers to do the heavy lifting on this. And it's not that  
14 they're an unknown commodity. They've been here before.  
15 They know the neighborhood. Larry and I had a two and a  
16 half hour conference call with Julie last Friday. And they  
17 are very, very capable.

18           So I will tell you, as manager, I need Larry over  
19 at Vista Field. I want to see dust on his shoes when he  
20 comes in every morning, meaning he's been walking Vista  
21 Field. So we will rely on Makers to do the left heavy  
22 lifting. But as usual, I will promise you that every staff  
23 member here will keep a second set of eyes on it. But I  
24 don't envision this taking us from our objective of getting  
25 Vista Field going.

1                   **MR. NOVAKOVICH:** Okay. And then Tana's comments,  
2 either last meeting or the meeting before, about the 1135  
3 project, does Julie understand that that's ongoing and that  
4 what she does may have some lasting effects on that project,  
5 or that project may have some effects on what she proposes?

6                   **MR. PETERSON:** Julie Bassick from Makers is aware  
7 of the focus and the scope identified. This is a master  
8 planning effort looking at upland activities, not looking at  
9 the near shore or in-water activities. Because of the  
10 concern about confusion or doubling efforts, replanning for  
11 an area already being designed by the Corps of Engineers.

12                  **MR. NOVAKOVICH:** Good. Thank you.

13                  **MR. BARNES:** I have a question. In your  
14 presentation, Larry, you know, you went over the scope of  
15 work -- the two different scopes of work. One scenario  
16 would require a budget modification. But then in your memo,  
17 you also addressed the issue of the CEO's annual goals  
18 related to this activity. Would you care to comment further  
19 on that?

20                  **MR. PETERSON:** Yes. I believe the identified goal  
21 was completion of the Master Plan in 2020. And if the  
22 Commission was to select the larger scope that runs into  
23 2021, the resolution, as it's written, changes the  
24 definition of success from completing the Master Plan to  
25 completing the public outreach portion of the Master Plan.

1 That way, there's both an exception for the Commission on a  
2 management method, but you're changing what you manage, as  
3 opposed to completed the document to completing of the  
4 public outreach process.

5 **MR. BARNES:** Okay. Well, I would note, you know,  
6 my preference would be, if we're going to talk about CEO  
7 goals and objectives -- which is the next item on our agenda  
8 -- my preference would be that we address it under that  
9 topic, as opposed to having it tag along here on this  
10 resolution. Just a preference.

11 Any further Commission comments or questions?

12 Okay. Because it's anticipated that the Port of  
13 Kennewick may take action on this resolution, it creates an  
14 opportunity for public comment. If anyone would like to  
15 make a public comment regarding this item, we'd ask that you  
16 please move to the podium, please state your name and  
17 address for the record, and please limit your comments to  
18 three minutes. Would anyone care to make a public comment?

19 Okay. No public comment. Commission discussion?

20 Any further Commission discussion?

21 The Chair will entertain a motion.

22 **MR. MOAK:** Mr. Chair, I move approval of  
23 Resolution 2020-01, authorizing the Port's Chief Executive  
24 Officer to execute the contract with Makers Architecture and  
25 Urban Design LLP for master planning consulting services

1 regarding the development for the Kennewick waterfront for  
2 the sum not to exceed \$248,288. Further, all action by Port  
3 officers and employees in furtherance is ratified and  
4 approved, and the Chief Executive Officer is authorized to  
5 amend the 2019, 2020 capital budget to reflect the \$75,000  
6 project allocation, the Chief Executive Officer's annual  
7 goals are amended to identify completion of the public  
8 outreach process as a threshold for payment, and the Port  
9 Chief Executive Officer is authorized to take all action  
10 necessary in furtherance hereof.

11           **MR. NOVAKOVICH:** I second that motion.

12           **MR. BARNES:** Okay. It's been moved and seconded.

13 I won't repeat the entire motion. Commission discussion?  
14 Commissioner Moak?

15           **MR. MOAK:** Yeah. There is one question that I had  
16 related within the scope, and it deals with social media. It  
17 says, "Per Port policies, no social media will be used for  
18 this project." And I guess what is the Port policy that we  
19 have against social media? I guess I don't believe I ever  
20 remember that the board has taken a position opposing social  
21 media. I couldn't find it in our policy manual.

22           **MR. PETERSON:** I will address that, and then I'll  
23 pass it onto Tana. The scope does -- and that was one  
24 identified, we had a discussion with Julie with Makers,  
25 because they had some ideas about how they could use social

1 -- FaceBook and Twitter and all kinds of outreach. And we  
2 indicated, because of concerns on record retention,  
3 metadata, the Port of Kennewick is not on social media, and  
4 if one of our contracted subconsultants was doing that work,  
5 would there be a responsibility of retention of those  
6 records and metadata.

7 Being cautious when it comes to public record  
8 retention and, specifically, metadata, since we don't use  
9 Twitter, Instagram, TikTok -- I don't know, I'm not a social  
10 media guru -- since we're not using it as a Port, our  
11 consultant also identified that they wouldn't be using that  
12 because of the concern. The contract with them, is it not a  
13 responsibility to produce that record as requested. And I  
14 can defer to Tana or others that might want to augment what  
15 I'm sharing.

16 **MS. BADER IGЛИMA:** Larry covered that. We do not  
17 have any social media presence. We have our website. And  
18 in the past, when we did outreach with the charrettes for  
19 Vista Field, we promoted the charrettes using our partner's  
20 social media. But any record retention, record maintenance,  
21 we used email to capture that. And those emails went  
22 directly to Larry, and he was able to capture all that data  
23 so that we would have that as a public record.

24 But yeah, we've been cautioned by our legal that  
25 we have not entered into that foray as of yet.

1                   **MR. MOAK:** Thank you for that answer, but it  
2 doesn't answer my question. It says "per Port policy." Do  
3 we have a policy that bans social media? I don't think we  
4 do. I think staff has said we don't do it, but I don't know  
5 that we have a policy. This says "per Port policy."

6                   **MR. ARNTZEN:** Maybe that is an inaccurate  
7 description produced by Makers. I think what the point was  
8 that we would use our usual and customary practice.

9                   **MR. MOAK:** I understand that. And I would accept  
10 that. But is that appropriate to substitute that language?

11                  **MR. ARNTZEN:** I would think so. Larry, does that  
12 work for you?

13                  **MR. PETERSON:** No concern with modifying that word  
14 and saying "practices," as opposed to "policy."

15                  **MR. MOAK:** Okay. Just for the record, I think we  
16 should have a social media policy. I mean, a lot of  
17 government jurisdictions do have social media policies that  
18 have an active social media presence. And I think we should  
19 be on something like this. But I also realize that isn't  
20 something you'd change in a day. I am concerned when it  
21 says policy -- policies of this board up here, rather than  
22 that board over there. And our practice certainly is not to  
23 do social media.

24                  Other than that, I think this is a good thing to  
25 do. I've been, you know, certainly excited about this for

1 some time. And I think tying in Clover Island with the wine  
2 village and all the other projects on Columbia Drive that we  
3 have identified there, and the public outreach that's  
4 identified with both private sector and public sector, and I  
5 think, you know, we've seen the Port award today --  
6 apparently the Port, specifically, you know, that talks  
7 about importance of the private sector along Columbia Drive  
8 and what is happening on Columbia Drive. I really think  
9 that putting together this project really helps, hopefully,  
10 pull together a lot of folks that are interested in this  
11 whole area and have been interested for some time.

12 We're looking at where we're going with this, and  
13 it will help cover our development for the next number of  
14 years.

15 Mr. Chair, is it appropriate to seek to amend the  
16 word "policy" to "procedure" at this time?

17 **MR. BARNES:** I think that would be consistent with  
18 the discussion that we've had to this point.

19 **MR. MOAK:** Then I would move to substitute the  
20 word "practice" for "policy" in the section dealing with  
21 social media in the scope of work.

22 **MR. NOVAKOVICH:** Second. Clerk's Note: Mr. Barnes

23 **MR. BARNES:** Okay. So we have a proposed  
24 amendment on the floor. Let's deal with the proposed  
25 amendment. It's been moved by Commissioner Moak and

1 seconded that in the Makers scope of work -- it appears to  
2 be on page 3 under section 1B, in the last sentence, the  
3 word "policies" will be changed to "practices" so that the  
4 last sentence reads, "Per Port practices, no social media  
5 will be used for this project."

6           **MR. NOVAKOVICH:** It's also on page 6.

7           **MR. BARNES:** It's also on page 6.

8           **MR. NOVAKOVICH:** Under Assumptions.

9           **MR. BARNES:** Under Assumptions. Same change on  
10 page 6 under Assumptions.

11           **MR. BARNES:** Okay. It's in the middle. And that  
12 sentence reads, currently -- well, the word "policies" will  
13 be changed to "practices." So that sentence, under the  
14 bullet point, will read, "Given the Port's practices, no  
15 social media will be used related to this project." And if  
16 the Commission's missed that in another spot in the scope of  
17 work, we'll ask staff to please --

18           **MR. MOAK:** I think that is the only two that I  
19 saw.

20           **MR. NOVAKOVICH:** Yeah.

21           **MR. BARNES:** Okay. All right. It's been moved  
22 and seconded that the scope of work for the Makers contract  
23 change the word "policies" to "practices" with respect to  
24 social media references. Any further Commission discussion?

25           Okay. It's been moved and seconded that we change

1 the word "policies" to "practices" with respect to social  
2 media references. All in favor of the amendment, please say  
3 "Aye".

4 Any opposed? The amendment passes 3, 0.

5 If I may, I voiced earlier, added to this  
6 resolution is language amending our CEO's goals and  
7 objectives. And I appreciate that. But at the same time,  
8 note that the very next item on our agenda is amendment of  
9 the 2019, 2020 work plan and CEO's goals and objectives. So  
10 my preference would be to address all changes and amendments  
11 to the CEO's goals and objectives at the same time, under  
12 the next agenda item. So I would move to amend the motion  
13 by striking these words, "The Chief Executive Officer's  
14 annual goals are amended to identify completion of the  
15 public outreach process as the threshold for attainment."

16 Is there a second? Okay. That proposed amendment  
17 dies for lack of a second. Any other discussion regarding  
18 this item?

19 Okay. It's been moved and seconded that the Port  
20 adopt resolution 2020-01 authorizing Port CEO to execute a  
21 contract -- or the contract with Makers in the amount of  
22 \$248,288, with further provisos that I won't repeat, if  
23 that's all right. All in favor, please say "Aye".

24 Any opposed say "Nay".

25 The Ayes have it, 3, nothing. Thank you.

1           All right. Next item on our agenda, continuing  
2 under New Business. Amendment of the 2019, 2020 work plan  
3 and CEO's -- you know what? How about a recess. Let's  
4 recess for five minutes. Let's shoot to reconvene at 3:43.

5           **(Whereupon, a break was taken.)**

6           **MR. BARNES:** The Port of Kennewick Commission,  
7 moving to the next item on our agenda, continuing under New  
8 Business, we have amendment of the 2019, 2020 work plan and  
9 CEO's goals and objectives, proposed resolution 2020-04.  
10 Tim?

11           **MR. ARNTZEN:** Thank you. Commission, I'll try to  
12 move through this quickly, because I think you've seen the  
13 discussion related to the work plan a couple of times  
14 already. And I think that we have the work plan and the  
15 goals kind of dovetailing. I think the primary document is  
16 the work plan, and in my opinion, as long as the work plan  
17 and the goals are consistent with, you know, no anomalies, I  
18 think we're good.

19           So what I'd like to do is walk through the  
20 proposed amendments to the work plan. Again, I think the  
21 discussion has been had a couple of times. I'll try to hit  
22 the high points. If there's things that I've missed or  
23 you'd like more discussion, please stop me as we go. Or at  
24 the end, I could certainly discuss things that we've missed.

25           So what I've done is try to boil it down to, it

1 looks like, six items for the proposed amendments to the  
2 work plan. I'm working off of the document entitled Exhibit  
3 A, which would go to your resolution.

4 General. We've talked about producing an  
5 executive summary to the work plan. And I don't think that  
6 really requires a lot of discussion. But because we're part  
7 way through -- you know, halfway through our '19-'20 work  
8 plan, what we might propose is to fancy things up for this  
9 next work plan we will be doing for '21-'22. And the  
10 interesting point is we're going to start to bring the  
11 Commission ideas and some potential budget numbers real  
12 soon. So you're going to get a chance to work on your next  
13 work plan that might be the fancy version.

14 So I guess I really don't see us making an  
15 executive summary for this one that's only going to be for  
16 the balance of this year. So that would be, certainly, at  
17 the discretion of the Commission.

18 And I'll pause briefly to see if there's any  
19 feedback on that.

20 **MR. BARNES:** Commission feedback?

21 **MR. ARNTZEN:** Okay. Thank you. And we did learn  
22 from the Commission that there seemed to be interest in the  
23 executive summary, but not making a magazine, if you will,  
24 of the whole thing. So we have learned that from the  
25 Commission. Thank you.

1                   Waterfront Master Plan -- and this is one that we  
2 just processed. We talked about it in detail. And I think,  
3 really, the only thing that we might need to consider is  
4 making sure that we have all of our paperwork consistent,  
5 where the resolution that was just passed, the amendment to  
6 the work plan, and the goal is modified. I think the  
7 important thing is to provide the additional 120 days. And.  
8 In my opinion, I really think you get a better product.

9                   Again, I was privvy to the two and a half hour  
10 phone call with Julie, and in my paperwork -- I circled it,  
11 I don't want to go back there -- but it was something like  
12 an open studio charrette. When she said that on the phone,  
13 I asked her to repeat that, because I just got done telling  
14 the Commission, hey, we're not going to do a charrette like  
15 we did at Vista Field. Well, we're not. But I wanted to  
16 her to talk about the open studio charrette, because that's  
17 a really interesting concept.

18                   So that's really what -- another of the major  
19 features you get in the Master Plan. I was excited to hear  
20 that, because I know all three Commissioners, and in my  
21 opinion, particularly Commissioner Moak, likes that process.  
22 And I do, too. So I think we can have some fun with that.  
23 But again, I just want us to say, let's get the resolution  
24 we just passed, our work plan, and our goals to align. So  
25 that would be the main one for the Waterfront Master Plan,

1 in my opinion an acknowledge that we're going to have the  
2 extra 120 days. I think it would be well used.

3 So pause briefly.

4 **MR. BARNES:** Commission comment?

5 **MR. ARNTZEN:** Thank you. Duffy's Pond. This is  
6 another exciting one for me because Tana and Amber are  
7 working with Emily from the City of Kennewick Corps of  
8 Engineers. This has kind of had a renewed life, if you  
9 will. I remember Commissioner Barnes was the one that was  
10 reluctant to take it off of the original work plan and  
11 goals. At that point, I didn't see any way forward. But  
12 walking the pond with the right people, I think there's a  
13 path forward. So I'm very excited about this one. I think  
14 we're going to have some deliverables for the Port  
15 Commission this summer. And I've talk to the winery owners  
16 about it. I said, I think we can get that algae eliminated.  
17 They're very excited.

18 So that's item number 3. We've kind of repackaged  
19 the work plan, the corresponding goal to talk about what we  
20 think is current information related to Duffy's Pond. And  
21 last night, I went to the Kennewick Man and Woman of the  
22 Year presentation. I had a chance to talk to Emily. Emily  
23 Estes-Cross is with the City of Kennewick. Good friend of  
24 ours. She's in charge of Parks and Recreation. And we had  
25 kind of a chance to talk again about how that is critically

1 important for the City to help us with the pond, and she  
2 pledged her support on that. So I feel really good about  
3 goal number 3.

4 Vista Field Hangar Remodel. This is a big one.  
5 I've been working with Nick and Larry and others on this,  
6 Amber, I think this is one that's really potentially going  
7 to shape the next -- I don't want to say next phase, but  
8 your next deliverable at Vista Field. I think this can be a  
9 big one. We have in the room David Robison, who's on  
10 contract with us on this project. He's going to work up a  
11 plan that we can bring back to the Commission to show you  
12 what the options might be. And almost like the Makers  
13 project, David isn't going to put pen to paper until he sits  
14 down with the Commission and says, Let's just talk without  
15 any documents in front of us. What do you envision those  
16 places being? So you're going to get to have the first bite  
17 of the apple, so to speak, on this. But I think it's going  
18 to be a very big and important project.

19 And I want to mention the Rural County -- I'm  
20 sorry, the Opportunity Zone Analysis. While that does  
21 dovetail in with the hangar remodel project, we're going to  
22 address it, I think just administratively, under the next  
23 goal. So back up a second to goal number 4, Vista Field,  
24 Hangar Remodel. I'm optimistic that that's going to be a  
25 hallmark project that the community will see when that one

1 gets completed. So I want to stop here and see if the  
2 Commission has questions or comments for me on that.

3           **MR. BARNES:** Commission questions or comments?

4           **MR. ARNTZEN:** Thank you. Rural County Capital  
5 Fund Strategy. I kind of got a kick out of the slide that  
6 Nick showed, because you look at it and you say, well, Nick,  
7 you've done it. That slide tells you everything. And then  
8 the question comes up about the race track funding. And  
9 Nick did a great job discussing that, but there's also the  
10 political level to that, because Benton County said, gee,  
11 Port of Kennewick, we love you, you put in some really great  
12 projects, but we're not going to give you carte blanche on  
13 this one. What we want to see is an application coming in  
14 showing us how you're going to use that particular money,  
15 and if the application is a good one, like we know it will  
16 be, then we're going to move the money into your category.

17           So there's a number of, you know, moving parts to  
18 the Rural County Capital Fund analysis. I think once Nick  
19 and I work through it for you, we can put it up on some  
20 spreadsheets, I think it will be pretty clear to see. But  
21 that are number of interesting components. The other one he  
22 mentioned is City of Kennewick and Port of Kennewick. We  
23 threw about a million dollars in the hat for putting in  
24 infrastructure at the Willows. That was contingent upon a  
25 federal EVA grant, which we didn't get, unfortunately. So

1 you know have -- and I shouldn't say it like this -- but  
2 there's a million dollars out there, you know, in the clear  
3 blue sky that we need to go bring back in and see where the  
4 Commission would want to allocate that.

5 So there are a lot of moving parts to that. I  
6 think once we get a chance to sift through and bring you  
7 several options, hopefully, the information we bring back  
8 will be useful, interesting, clear and succinct.

9 So I'll pause here at this one. And then also the  
10 Opportunity Zone Analysis.

11 **MR. Barnes:** Commissioner Moak?

12 **MR. MOAK:** Yeah, I'm just also reminded of, the  
13 Mayor of West Richland says, we were going to use their RCCF  
14 money? Go use it someplace with somebody who's going to  
15 double your money. You know, and so that -- you've got to  
16 use it where you can leverage it. And we've been stuck with  
17 the City of Kennewick, unable to leverage that quite well,  
18 you know, and sort of understanding that not every  
19 jurisdiction has been that generous in working on projects  
20 that benefit both the community as well as the Port.

21 **MR. ARNTZEN:** Right. And part of the rules, if  
22 you will, from Benton County is they want to see two  
23 entities partner. So rather than just handing a check to  
24 two entities to do separate projects, Benton County and  
25 State law encourages people to partner up, because a lot of

1 times when you're doing a bigger project, there's just not  
2 enough money in each jurisdiction's column. So Benton  
3 County give you more points if you're partnering.

4 I've been -- I don't want to say summoned, but  
5 I've been invited to the Kennewick Woman of the Year's  
6 office tomorrow morning, our good friend, City Manager Marie  
7 Mosley. She's got a couple ideas of how the Port can help  
8 the City. So it is a two-way street. And this is going to  
9 dovetail in, because part of her request might be for some  
10 interesting ideas related to Rural County Funding. So the  
11 process is moving along. Again, staff doesn't make  
12 commitments. I'll be interested to hear what Marie says. We  
13 can come back and talk about it. But I'm assuming that this  
14 will probably dovetail in under the Rural County analysis.

15 So I'll pause again, see if we have comments or  
16 questions.

17 **MR. BARNES:** Comments or questions?

18 **MR. ARNTZEN:** Okay. So that works through the, I  
19 guess, the substance. I have just thrown in number 6. And  
20 in fairness to the Commission, I don't think you've seen  
21 this one before. But I believe that the work that we all --  
22 Commission, staff, public -- have put into the work plan, it  
23 really should be recognized as a keystone document that will  
24 give staff very strong guidance from the Commission. So you  
25 know, maybe there's a nice way that we can say that you

1 expect your staff to hone in on the work plan and to not  
2 deviate from that. And if we get new bright ideas, those  
3 new bright ideas might have to be secondary to the keystone  
4 document of the amended work plan.

5 So thank you for your time. I've walked through  
6 Exhibit A. You also have in your packet, Exhibit B. This  
7 is Nick's, I guess his chart form of the memo that I've put  
8 together for you. I believe the information is consistent.  
9 I think this just shows kind of the way that people look at  
10 the world. My world view is putting things in writing. I  
11 think Nick's is putting them on charts and spreadsheets. So  
12 hopefully, you'll find that Exhibits A and B are consistent  
13 with themselves and that the whole package we've provided is  
14 consistent with the agenda report and resolution.

15 Thank you, Commission.

16 **MR. BARNES:** Thank you, Tim. Commission questions  
17 or comments?

18 **MR. NOVAKOVICH:** Just a comment. I like your  
19 number 6. I think that this goes right along with what I've  
20 said. It's a proper allocation of resources. And if we  
21 have things on our plate that we're working on introducing,  
22 other things that may take away from what we have and what  
23 we've promised to the public is detrimental to the Port of  
24 Kennewick. So I really appreciate you putting that one in  
25 there.

1                   **MR. BARNES:** Okay. It's anticipated the Port of  
2 Kennewick Commission will take action. That creates an  
3 opportunity for public comment. If you'd like to make a  
4 public comment regarding these proposed changes to the 2019,  
5 2020 work plan and 2019, 2020 CEO goals and objectives, we'd  
6 ask that you please move to the podium, state your name and  
7 address for the record.

8                   There are no public comments. The Chair will  
9 entertain a motion.

10                  **MR. NOVAKOVICH:** Mr. President, I move approval of  
11 resolution 2020-04 amending the 2019, 2020 work plan and  
12 associated goals and objectives as set forth in resolutions  
13 Exhibit A and Exhibit B, and that all actions by Port  
14 officers and employees in furtherance thereof is ratified.

15                  **MR. MOAK:** Second.

16                  **MR. BARNES:** Okay. It's been moved and seconded  
17 that we'll amend the 2019, 2020 work plan and associated CEO  
18 Goals and Objectives. Commission discussion? Commissioner  
19 Moak?

20                  **MR. MOAK:** I just think that, you know, the work  
21 plan is a living document. I think as things change, as we  
22 look at things, I think it should be reflected in our work  
23 plan as it is. Some of these are very good changes. I  
24 think the work plan, moving forward on a number of different  
25 areas that I think are very important to not only the

1 Commission, but I think the public. So I think it's  
2 important to have that reflected in our work plan and move  
3 forward on those.

4 I appreciate the discussion on this. Thank you.

5 **MR. BARNES:** Thank you. I agree with Commissioner  
6 Moak's comments. Our work plan is a living document. We  
7 don't have to look too far back in the rearview mirror to  
8 see evidence of that. We had a work plan that had addressed  
9 the Tri-City Raceway property, but I think that a  
10 significant opportunity presented itself, an opportunity to  
11 work with with a very good partner, even though I voted  
12 against the sale price -- I voted against the sale because  
13 of the price, in the end I think it was an excellent thing  
14 to do. We made the changes and decided to do that in spite  
15 of the fact that the work plan said, you know, do Y instead  
16 of X.

17 But it is a living document. And I think that  
18 also illustrates that the Port is aware of evolving change  
19 in our community. And we are capable of making changes that  
20 are in the best interests of the Port. And I think that  
21 change that we made, that decision that we made with the  
22 Tri-City Raceway was in the best interests of the Port and  
23 the City of West Richland. So I support these changes.

24 Any other comment? Okay. It's been moved and  
25 seconded that we approve resolution 2020-04 amending the

1 2019, 2020 work plan and associated goals and objectives as  
2 set forth in the resolution, Exhibits A and B. All in  
3 favor, please say "Aye".

4 Opposed say "Nay".

5 The Ayes have it, 3, 0. Thank you, Tim.

6 **MR. ARNTZEN:** Commission, thank you. And I do  
7 greatly appreciate your comments related to, we tried to get  
8 it right with the work plan, but there's always things that  
9 come up. So thank you for that recognition and explaining  
10 that to the public, because you know, we don't want to just  
11 appear to be flying willy-nilly. There are some very deep  
12 changes that caused us to have to review the work plan. So  
13 thank you for this opportunity.

14 **MR. BARNES:** It's a living document, so thank you  
15 for your work there.

16 Okay. Moving on to the next item on our agenda.  
17 We're on to Reports, Comments, and Discussion items.  
18 District Wide Project Timeline, Larry?

19 **MR. PETERSON:** Yes. At the last Commission  
20 meeting, the timeline for Vista Field identifying 10, 12,  
21 different tasks over the next year was presented to the  
22 Commission. And then 10 minutes later, a timeline was  
23 presented for Columbia Gardens identifying six or seven  
24 tasks to be undertaken for 2020. What we didn't have time  
25 at the last meeting was to share the entire district wide

1 list. So I'm asking Tana to put up on the screen the very  
2 busy -- and this is not -- we've had a couple caveats. That  
3 was not intended to be a user friendly graphic. It wasn't  
4 intended to be un-user friendly, but it's function over  
5 form. And the idea was to capture all of the major tasks  
6 that we have in front of us.

7 **MR. ARNTZEN:** Commission, I want to interrupt for  
8 a second. I apologize for all these charts you're going to  
9 get from Larry. He loves this stuff.

10 **MR. PETERSON:** These charts are created to help  
11 keep on task, as it's not just on my desk at this stage.  
12 There are multiple -- between marketing, Amber, the real  
13 estate, and maintenance side of activities, Tim, the CEO,  
14 and the overview, and then when do we need to bring the  
15 policy. I hand this back to the Commission.

16 So we can quickly scroll down this -- slowly, but  
17 quickly. This is the Vista Field list that you would have  
18 seen last meeting. And then the next section, still in  
19 Vista Field, is the hangars. The next section is Columbia  
20 Gardens. What you didn't see was some of the timelines for  
21 the Kennewick waterfront, both the master plan and the work  
22 with the Corps of Engineers for 1135, and then some of the  
23 district wide tasks that are coming related to the work  
24 plan, the budget, and then the comps get amended.

25 Could you zoom out so the entire document can be

1 seen on the screen. It will not be legible, but Tim, when  
2 he first saw this, he was overwhelmed. This is the tasks  
3 related to major capital projects that the Port of Kennewick  
4 is undertaking in the year 2020. The end result, Vista  
5 Field is ready to market, Columbia Garden is ready to  
6 market, the Kennewick waterfront -- historic Kennewick  
7 Waterfront District master planning process is well under  
8 way, and the design work with the Corps of Engineers 1135  
9 project is moving toward the bid stage. And the two-year  
10 budget has been considered and approved along with the two-  
11 year work plan.

12 That's awful busy. But I wanted, also, to keep  
13 the Commission to see this. And this is in your packets, so  
14 you can blow it up on the screen. But it's to help both  
15 staff and the Commission to know what's coming, to help keep  
16 us on track, so the Commission can have expectations of when  
17 might decisions be needed from you and when might supporting  
18 information be provided well in advance of those decisions  
19 that are needed.

20 The next timeline is a two-year summary. A little  
21 more than the user friendly, but when it was created, I  
22 wanted to flag a couple of items for the Commission's  
23 understanding. The number of activities reduced  
24 significantly. Vista Field is now a total of five tasks,  
25 and Columbia Gardens is three. This is also a two-year

1 timeline. But I wanted to call to attention the detailed  
2 Vista Field timeline for 2020 identifies marketing  
3 activities starting in August -- or excuse me, July, and  
4 then working through August and September in receipt of  
5 RFQs. What that really plays out to is review of the  
6 requests for proposals that we have received, reviewing  
7 those proposals in the latter part of 2020, design review  
8 process, permitting, and eventually marching towards closing  
9 in summer of 2021, and then foundations and private sector  
10 goes vertical.

11 So what looks like -- I want no surprises -- the  
12 timeline of the 2020 saying we'll be out for RFPs later this  
13 summer realistically means the private sector is not going  
14 vertical until close to a year later because of the due  
15 diligence period in investing several million dollars in the  
16 building. The private sector is going to want several  
17 months to review that. There's a permitting process with  
18 the City. So wanting to flag that. So this is a two-year  
19 look with the major projects. And there are, obviously,  
20 caveats with this. This is dependent upon staying in  
21 sequence. Some of these are best case scenario.

22 And the third note down at the bottom, it presumes  
23 the Commission gives direction to proceed with the  
24 remodeling of the hangars. If that doesn't occur, then that  
25 task is significantly altered. So that's a decision from a

1 major policy. It was a little bit of a lead. If the  
2 Commission was to say, remodel those hangars when might  
3 construction start on those buildings. So that is included  
4 in the packet I wanted to share.

5 Tim said he was overwhelmed and wanted to see the  
6 entire task. I used my analogy of, you can talk about  
7 remodel the house, or you can talk about study for your  
8 masters program or learn a foreign language. This is all of  
9 those on one list, and potentially, one might be  
10 overwhelmed. But if you break it down -- get Commissioner  
11 Barnes to break it down into bite-sized pieces. And that's  
12 the intent here, to stay on task. These are big projects.  
13 We can take them on if we manage them in bite-sized pieces.

14 **MR. BARNES:** Thank you, Larry. I think  
15 Commissioner Novakovich loves this logistic stuff, if I  
16 recall correctly. Do you want to begin with comments or  
17 questions of Larry?

18 **MR. NOVAKOVICH:** I do. Well, I'd probably have to  
19 side with Tim on this. It's probably a bit overwhelming.  
20 But thank you for presenting it, because it's going to be  
21 some fodder for a whole bunch of study. So good job, Larry.  
22 It really lays things out about what has to happen and what  
23 our responsibilities are and when. So that helps us plan,  
24 too.

25 **MR. BARNES:** Yeah, I'd like to say, I like this.

1 Once I spend some time -- you almost need a magnifying  
2 glass, some of the print is so small. But that's okay. I'm  
3 getting to that age where I have one laying around. And you  
4 start looking at this, a single X and convening with a  
5 double X, and the color throughout on the time scale. So  
6 you know, you can look -- if you want to look at Vista  
7 Field, you can look out at Vista Field and see, well, what  
8 are some of the things, how does that timing look. Or if  
9 you want to look in a particular month, you can look all the  
10 way down and see what might be coming up in a particular  
11 month. So I like this. I like this.

12 It's something to look at. And I think this is a  
13 living document as well, because I think we'll encounter  
14 things that we don't even know about yet that will come up  
15 in the re-development of Vista Field. So this will probably  
16 become a living document. There will be changes that can be  
17 made as needed or as required. And again, I think we're in  
18 excellent capable competent hands here, someone that's  
19 really into this. So thank you, Larry.

20 Commissioner Moak?

21 **MR. MOAK:** Yeah, I tell you that you have more  
22 charts than Nick, you know. But you know, it certainly  
23 shows, you know, I mean, the number of moving pieces. And  
24 the fact is, Vista Field isn't just Larry. It isn't just  
25 any one person. For any of these projects, there's a

1 multiplicity of staff and contractors trying to work  
2 together, and yet, all have decisions that need to be done  
3 at various times and various places and different things  
4 that come before this board. Yeah, I mean, it can be  
5 overwhelming to look at, but it also, you know, can give  
6 some idea as to the inner connectivity of projects and  
7 people and the importance, I think, of what we do.

8 So it's hard getting all this put together and  
9 understanding of it. But I think when you -- I think it's a  
10 way of, really, a better understanding of what all we've got  
11 in front of us and why it's important to keep to the task at  
12 hand.

13 Thank you very much.

14 **MR. BARNES:** Any further comments or questions?

15 Thanks, Larry, on to the next one. I see you're  
16 on the agenda for the next three or four. So now we're on  
17 to Vista Field?

18 **MR. PETERSON:** And now I'm marching down because  
19 there was an X on the previous chart in a variety of  
20 different columns. I'm going to quickly touch on many of  
21 those items. If we create a timeline and identify when  
22 we're going to be coming back to the Commission with  
23 information -- she's jumping the gun on the graphics. I  
24 can't compete with them now.

25 The timeline identified six different -- five or

1 six different items to talk to with the Commission, not a  
2 decision at this point, but simply update or share  
3 additional information. At this point, these are brief  
4 updates.

5 First off, the project team that was identified on  
6 the list to bring back to the Commission, we're working with  
7 the various subconsultants that have been identified on that  
8 Vista Field team, refining some of the scopes. And the key  
9 word I want to come away with is this is scalable. Likely,  
10 we're going to be using a lot of the assistance from the  
11 design folks at DPZ gentlemen when we work through questions  
12 in front of the Commission on youth and building exterior  
13 and design and such. And then they will scale off once  
14 those policy decisions are made and move into a marketing  
15 phase. So kind of an ebb and flow.

16 Their work, the need will recede a little bit, and  
17 then pick back up when those requests or proposals are  
18 actually received. So there's going to be some ebb and flow  
19 with the overall team. And that's been what we're trying to  
20 define with the scope and get an idea of what that might  
21 mean over a calendar year to come up with some expectation  
22 of time and dollars.

23 Skipping to the Property Owners Association, that  
24 was the next one to quickly touch on. We're at about the 85  
25 percent stage. The document's written. The mechanics are

1 there. We're working with Ben Floyd of White Bluffs  
2 Consulting, and Doris Goldstein to plug in some lots, plug  
3 in some front footages, basically run a model a couple of  
4 times to make sure or understand what the pricing would be.  
5 So it's one of those, know your product and know your  
6 customer.

7           Rather than just a 10-page document that, here's  
8 how the Property Owners Association functions and can be  
9 maintained, let's run it through so we know what a  
10 individual owner on a \$4,000 square foot lot with a single-  
11 family house would be expected to pay on an annual basis.  
12 Let's have an understanding of what a property owner that  
13 has 16 or 24 apartments would be expected to pay under this.  
14 And we can ask the question, is there a bust in the numbers?  
15 Does this make sense to help from the marketing side. It  
16 will also help identify if there's an error in the equation  
17 or the thinking.

18           One of the things on the Property Owners  
19 Association, you have to start with an initial budget, the  
20 way the mechanics are written. It can be adjusted to  
21 actual, as we work through time. So if we're wrong to begin  
22 with, we're not locked into undercollecting and having to  
23 pull out of the Port's pocket for decades to come. But we  
24 don't want to shock the buyers in Vista Field with the first  
25 year being a \$10 annual payment for homeowners dues and say,

1 oh, we were wrong, it's really \$200 a year. If we started  
2 out saying \$125, they can build that into their overall  
3 finances. No one likes to be surprised financially. So  
4 we're going to test the Property Owners Association.

5 That's not a -- we can bring in results, but at  
6 this point, really policy questions. It's just a, let's run  
7 some of the mechanics that -- the mechanism was created  
8 mostly by Doris Goldstein. I believe Liz's college  
9 roommate. So we have an attorney who understands the new  
10 organism fairly well that has subcrafted this, and tweek it  
11 to Vista Field. It's been used in the California and  
12 Florida model, but we want to make sure it works for us.

13 Real Estate Commission Policy. The last time this  
14 was adjusted was 2006. At the time, we had a significantly  
15 different portfolio. We have land extensive industrial  
16 properties, mostly in the rural areas. And the Commission  
17 policy was established to try to entice the private sector  
18 to look and show our properties. Because of the portfolio  
19 change we have and the desirability of our properties -- and  
20 I believe much of the desirability is not just location, but  
21 it's also the entitlements that you've worked to put in  
22 place, the zoning regulations and the development agreement.  
23 It's time to revisit that. It may still be deemed  
24 appropriate, but it's time to revisit that.

25 Also, we can pull together in one cohesive place,

1 the art policy, which is sitting separate. That can be  
2 folded in. Here's what a realtor can expect for  
3 compensation; here's what a buyer could expect to pay, and  
4 is that added to or -- is that added to the agreed-upon  
5 price? Or is that proceeds taken from the agreed-upon  
6 price? We can pull our real estate policies into one  
7 document. That's in a working draft format, and that's  
8 mostly in the camp with Amber and Nick. Nick's been kind of  
9 busy the last couple of weeks putting together the budget  
10 update. But that's starting again.

11 Marketing, identified in the overall timelines to  
12 look to go out for an RFP later this summer. That involves  
13 a lot of marketing effort beforehand. You don't just put an  
14 ad in the newspaper. There's a lot of material that needs  
15 to be compiled. There's also a question, what are we doing  
16 in the interim. And right now, the answer is, we are taking  
17 people's contact information, we're directing them to the  
18 website for the sake of consistency, and we will be able to  
19 reach back out to them when we're ready for the RFP. We're  
20 avoiding showing the property to any one individual. It's  
21 that concern of did someone get their nose under the tent  
22 before the other. We're trying to remain consistent.

23 So the efforts are, capture their name and contact  
24 information, and direct them to our website, which has quite  
25 a few documents, both on the planning documents, the updated

1 construction documents, not only to keep them engaged, but  
2 also build some excitement as the new look of our website  
3 and the documents that exist there, the graphics, the  
4 renderings, provide some information that they want to --  
5 the prospective buyer wants to dig a little deeper out  
6 online as the collaborative design process, the development  
7 agreement. They can see the details and mechanics.

8 Hangar Reuse. As recently touched on, in the  
9 previous item with the goals and objectives, we have engaged  
10 Strategic Construction Management or David Robison to review  
11 and start pulling together the concepts of use. And this is  
12 focused on what could go into the building, considering the  
13 constraints that the metal framed buildings have, what might  
14 the cost implications be of those uses, what might the  
15 interest from the markets that he's taken the pulse of some  
16 of the real estate professionals in the community. Some of  
17 the contractors get an idea of general construction costs.

18 There's also -- the first stop I believe he made  
19 was with Amber, the Port's real estate professionals, to say  
20 who's been calling and knocking on the door the last two  
21 years? What interest level have you had to this date? So  
22 David is pulling together many different pieces of that  
23 puzzle so we can get an idea. What might the hangars cost  
24 if they were a certain type of use, and what might be the  
25 interest level for that use? So we can bring that back. We

1 can tell you, if they were all converted into restaurants,  
2 is there demand for six individual restaurant spaces out  
3 there? What would the budget cost be for that? What would  
4 the parking implications be for that? Trying to pull some  
5 of those together to give the Commission an idea before  
6 being asked to move considerably forward on a project to  
7 spend X millions of dollars to create -- how much money to  
8 create what, and if we build it, will they come and who will  
9 they be.

10 A site Reference Maps. You can pull those up.  
11 That was asked at the last Commission meeting. And I can --  
12 you might see these on a fairly regular basis, not this map  
13 so much, as this is the larger area identifying the streets,  
14 Crosswind Boulevard and Grandridge, pulling to the site,  
15 along with Vista Field Boulevard, the street that was known  
16 in the plans as Espinola Way, but now identified as Azure --  
17 That was not a slip; that was an intentional mention of the  
18 name -- and than the new little name of Constellation Way.  
19 This is to give the Commission a general idea of how we tie  
20 in the overall network.

21 The next map is site specific. The second page  
22 would be -- this second drawing shows that Phase 1A  
23 infrastructure improvement areas, the yellow identifying  
24 approximate locations of lots or properties that could be  
25 made available to others, and the light purple, light blue

1 shading for the hangars in the general area in and around  
2 the hangars that if the Port was to proceed with remodeling  
3 the buildings, that that general area would need to be  
4 retained under Port ownership to assure some parking is  
5 available.

6 Now, the large green block in the middle of the  
7 project, that would be a future site for Daybreak Commons. I  
8 wanted to call it Central Park. I lost. Daybreak Commons  
9 is the name for that future park. So that is not a salable  
10 chunk. That is actually a piece that we need significant  
11 investment. We'll be asking the private sector to locate in  
12 and around that central park, and the private sector will  
13 say, when is that central park coming, what will it be. If  
14 you want me to build around this amenity, I need the  
15 amenity.

16 So we've given you some general idea of what's  
17 available. The next time that we see this map, it might  
18 have some block sizes or some acreage to give you what's in  
19 play. But roughly, of the 20 acres gross that we have, we  
20 have about 14 -- 13, 14 acres of net land. Some of that  
21 will be needed for common or joint use parking area. We can  
22 start breaking this down. You should expect to see this map  
23 over and over with different levels of detail from a  
24 reference standpoint. But there are the names of Azure and  
25 Constellation Way and road names that are to be established

1 here shortly.

2           It was to be the last one, but it will be the  
3 second to the last one. Crosswind Boulevard implementation.  
4 The City created that name and added it to their quiver back  
5 in November of '18, and they established February 21st for  
6 the day when that name would become official. It is  
7 official on all of the 911 information networks that, you  
8 call for an address, they know where Crosswind Boulevard is.  
9 No one told the City sign shop that they needed to make new  
10 signs, so it still said Grandridge Boulevard, and they're  
11 frantically cranking out those signs, and they will be  
12 installed later this week, as the sign must match what the  
13 911 folks are looking for.

14           I'm not sure how long it's going to take your  
15 handheld device to start registering that as Crosswind  
16 Boulevard, as that might be a three-month to nine-month  
17 cycle for that overall update. But soon, even your handheld  
18 device will be looking for Crosswind Boulevard and will take  
19 you to the right location.

20           Those are the ones that are identified on a check  
21 next to Vista Field to at least touch on today with the maps  
22 and the Crosswind implementation, not being on the list. I  
23 just wanted to share.

24           We had one other item that came up today. It'  
25 definitely related to Vista Field. It's a policy question.

1 It's a land use question. We've asked or hinted that we  
2 will be talking with the Art Center Task Force about the  
3 two-acre site -- two to two and a half acre site that's been  
4 reserved through an Memorandum of Understanding back in  
5 March of 2017, what the status is, are they ready to move  
6 forward. That agreement expired in March of 2019, but we're  
7 not done with the infrastructure yet, so we asked those  
8 folks, what is their status.

9           We have contracted with Strategic Construction  
10 Management to reach out to the art center folks and seek an  
11 update, what's their status. We have David Robison here to  
12 give you an update on what he's found. We've also received  
13 a letter from them. We received it today. It's dated  
14 February 20th, but we received that letter today from the  
15 Art Center Task Force, giving us their status.

16           **MR. ARNTZEN:** Commissioner Barnes, if I could, I  
17 got a briefing from David yesterday, along with Larry. And  
18 our preferred course of action was to have a chance to  
19 noodle on this a little bit more and bring this issue to you  
20 two weeks from now. But we just received this letter from  
21 the Art Center Task Force, and I think that kind of changes  
22 our view of this. One of the things I wanted to avoid was  
23 to have a letter dated February 20th. So it's important for  
24 the Art Center Task Force to get a letter out. Five days  
25 have already gone by from the date of the letter to when we

1 received it. So I wanted to be cognizant of the information  
2 that the task force wanted to share with us.

3 So it's a little bit of a rush to put it on the  
4 agenda. Like I said, I think we might have had a better  
5 chance to prepare, but things are fast moving. So I wanted  
6 to get this in front of you today. So the presentation that  
7 you're going to hear might be a little bit unrehearsed, so  
8 to speak. I mean, I'm on the phone with David right around  
9 lunch hour, asking if he can get his nice clothes on and  
10 come on down and talk with the Commission. We were thinking  
11 that we could do this two weeks from now.

12 So I'm not sure we get to a decision point with  
13 this, but I want David to have unfettered access to the  
14 Commission and the public to kind of describe, in his own  
15 words, where he thinks we're at. And then maybe we could  
16 ask the Commission if you think you're at a decision point,  
17 or if we would take a little bit more time with this. So  
18 again, kind of a fun thing, because we can react quickly to  
19 something that came in today. So you'll get kind of the  
20 unvarnished review of this matter.

21 **MR. BARNES:** Okay. And just for the record, on  
22 our agenda, we're still under Vista Field, and this would be  
23 the task status update? Is that --

24 **MR. PETERSON:** That is correct.

25 **MR. BARNES:** Okay. Welcome, Mr. Robison. It's

1 always great to see you. Thanks for being here.

2 **MR. ROBISON:** Thank you very much. It's always  
3 good to see you, Commissioners. And of course, I appreciate  
4 the opportunity.

5 As Tim alluded to, you know, we only got this  
6 letter today. But we've been meeting with the task force.  
7 Whether this letter was generated because of our meeting  
8 with the tasks force or generated in advance, knowing this  
9 meeting was coming forth, I really don't know. But the  
10 letter is, in fact, appropriate, quite frankly.

11 So I'm going to talk a little bit about what our  
12 role and goal was. To start with, we quickly put this slide  
13 slow together for you to give a lot of history associated  
14 with this. So we're going to talk about where we've been,  
15 where we are, and of course, from there, some  
16 recommendations for where to go.

17 So a little bit of history. In 2014, charrette  
18 concept relocation of the corporate hangar, kind of the  
19 bonus to the site, and the FBO on buildings for BAC. August  
20 2015, an off-site roadway extension for down hundred  
21 scissors. You know, kind of history there. It was 2017,  
22 the Art Task Force came consultants. LMN released the Art  
23 Walk concept for the building recess from the street.

24 End of March 2018, you can see revised at central  
25 area to accommodate the Art Center Task Force. And so just

1 kind of a little bit -- that was about the first time they  
2 really started committing to it. A letter of intent was  
3 executed March 28th, 2017. And that letter of intent  
4 acknowledged that there would be a closing on the properties  
5 by March 28th, 2019. The Art Center Task Force must show 75  
6 percent funding, secured or committed, and that they  
7 complete reports for both feasibility of purchase and use.  
8 And of course, that letter of intent really has expired as  
9 of March 31st, 2019.

10 I want to talk a little bit about that timeline  
11 that you're looking at there. Part of the overall plan or  
12 associated work with Vista Field, Commissioners noted long  
13 ago that you would build this from your resources, that this  
14 wasn't going to be a tax or a levy or a bond associated with  
15 developing this particular property. And so the letter of  
16 intent essentially said they would get their monies and  
17 funding to provide the abilities to build this.

18 Now, what are the statuses associated with what  
19 the Art Center Task Force is doing today? Well, they have  
20 since responded to an RFQ for the old City of Richland City  
21 Hall site. The City of Richland's facts sheets noted,  
22 "Seeking mixed use for the site," and so they actually  
23 reached out and said, hey, how about considering our  
24 facilities on your properties, City of Richland.

25 They discussed a site near the reach for the

1 Richland Public Facilities District. And they are still in  
2 conversations with them and have said that they essentially  
3 would hope in the early stages of getting some sort of  
4 letter or agreements in place with them.

5 They also have been considering the Three Rivers  
6 Campus and didn't elaborate much on that. They did indicate  
7 they still have significant support, mid Columbia Symphony,  
8 Valley Master Singers, and others interested in moving the  
9 project forward. But it was clearly stated to me that they  
10 do not want to close the doors on Vista Field, but unlikely  
11 to revisit in the foreseeable future.

12 Funding Status. ACTF goal is to work with any  
13 site if funding is available, anticipate tax or bonding  
14 issue by a municipality in order to complete the project as  
15 envisioned. Now, if you read the letter that they currently  
16 have sent to you, they allude to some other things  
17 associated with the property. About the fourth or fifth  
18 paragraph down, they essentially talk about the facts that,  
19 thus far, they do not have the money, nor do they have the  
20 abilities to raise the money unless the municipality steps  
21 up with a tax initiative.

22 So what are the recommended next steps? You are  
23 embarking on the development of Vista Field, and now, really  
24 soon, in the next year, as Larry pointed out, sales of this  
25 property and moving forward with investors for people who

1 want to develop this property. And I don't see that the  
2 ACTF or its efforts are coming back to Vista Field, unless  
3 the Port or Commissioners decide that they want to assist  
4 them by putting a municipality or bond in place or raise  
5 taxes.

6 So what are our recommendations? Based on the  
7 letter you received today and my read of that letter, my  
8 recommendation would be, essentially, that you would thank  
9 them for their efforts, appreciate the fact that they've  
10 done their best and essentially put closing to the loop  
11 associated with the relationship and move forward. Either  
12 you're not willing to do a tax or are willing to do a tax  
13 for them in that letter, but release the property to the  
14 Port staff to market to other developers. And that is our  
15 recommendation or our opinion, based on what we've learned.

16 This was very quickly put together today, as Tim  
17 alluded to. The letter, you know, pretty much talks about  
18 some other things related to the property, which I'll let  
19 Larry jump in a little bit, if he'd care to. But I will  
20 simply say this about their take on that. In the early  
21 stages of this project, you can modify those puzzle pieces  
22 anyway you like to fit this property. It's still viable, if  
23 they have the resources and the Commission decided to do so.

24 Any questions? That was very quickly presented to  
25 you.

1           **MR. BARNES:** Questions of David?

2           **MR. NOVAKOVICH:** Just a question. This letter was  
3 dated February 20th. Was this letter dated before or after  
4 you talked to them?

5           **MR. ROBISON:** This letter is dated after I talked  
6 to them.

7           **MR. NOVAKOVICH:** After you talked to them.

8           **MR. ROBISON:** Or excuse me, before. It's February  
9 20th is what they dated it. But I met with them -- I'd have  
10 to look at my calendar, but I met with them about 10 days  
11 ago.

12          **MR. NOVAKOVICH:** Okay.

13          **MR. ROBISON:** So it might have been just a day or  
14 two after I met with them.

15          **MR. BARNES:** Other questions? Comments?

16          Thank you.

17          **MR. ROBISON:** Larry, do you want to address  
18 anything on the property?

19          **MR. PETERSON:** Could you put up the other  
20 PowerPoint.

21          **MR. ROBISON:** Thank you. And I'm certainly going  
22 to say here if you have other questions.

23          **MR. PETERSON:** The letter really touched on two  
24 items. First, the Vista Field site is no longer viable  
25 because you moved the roads around on us. And secondly, it

1 says it really only works if we can find an entity that will  
2 bring \$20 million of public funds to the table. That's a  
3 policy question on the funding and the deviation from the  
4 2014 public process where we heard about funded private  
5 sector and no new taxes for Vista Field.

6           The one that I'd like to address is site specific,  
7 because that falls into my camp and the staff's camp. And  
8 to let the Commission hear from the staff's perspective, the  
9 deal that you cut with the art center folks was we would  
10 reserve them a prime spot across from the future park that  
11 would meet their needs, approximately two to two and a  
12 quarter acres. That occurred.

13           What the letter identified very quickly was the  
14 site that -- this was the original layout, and this was the  
15 configuration at that time that had all kinds of parking to  
16 the south and buildings set back quite a ways so we could  
17 have what was called liner buildings, as we were concerned  
18 about what the facade of the building might be. It might be  
19 a blank wall, so the idea of pushing the building back to  
20 somewhat hide it. And then the letter indicated taking that  
21 exact same rendering and showing, here's your current  
22 alignment. You cut off all my parking in the back; you even  
23 cut off a portion of the building. That's not accurate.  
24 That's not an accurate reflection.

25           What happened -- this is the site identified, in

1 fact, on DPZ's generated rendering that created this. The  
2 staff went and met with the DPZ folks. Liz then sent in  
3 Michael Morris to refine this central area. And the concern  
4 of housing initially adjacent UPS, the variation was to move  
5 the parking to south of this facility down along the fence  
6 line, so it's about 175 feet. There are public passageways  
7 through the buildings. This was thought that this could be  
8 employee or performer parking, where the customer or  
9 visitors still have parking around the facilities. So it  
10 was effectively just moving the parking to the south, and a  
11 slight variation, moving the building to the north to allow  
12 the exact footprint that the art center folks had been  
13 talking about for years.

14 We met with them. And here's kind of a graphic --  
15 this was the concept of, move the parking down along by UPS  
16 and slide the building to the north. This was following the  
17 meeting in New Orleans with the DPZ folks in May, the  
18 renderings that were shared with the entire public on April  
19 19th, 2018, before the commencement of the construction  
20 documents was directed.

21 Then in the summer of '18, from July through  
22 November, a series of meetings were held with the Art Center  
23 Task Force folks, myself, some of our design professionals  
24 and the LMN Architecture team, the Art Center Task Force  
25 consulting team, to revise a layout. This was actually

1     crafted by Port staff, the idea of moving that exact  
2     footprint to the north, and even received a response from --  
3     "The Art Center Task Force facilities committee met last  
4     night and very much liked your idea of reducing the size and  
5     extent of the liner buildings and moving this forward.".

6                 This, as of April -- excuse me, as of November of  
7     2018, we thought we had a site that was accepted -- more  
8     than thought, we believe we had a site that was acceptable  
9     and a layout that was acceptable to the Art Center Task  
10   Force folks. We continued and proceeded with designing the  
11   roads and the alleys to match this, still reserving the site  
12   and having both parking onsite and south by UPS. So we  
13   believed we were acting in good faith, that the site that we  
14   were working towards creating still met the needs of the Art  
15   Center. So I was stunned and actually hurt to see that we  
16   didn't deliver on the site that we had committed or promised  
17   to.

18                 **MR. BARNES:** Yeah, Larry, I hear everything you're  
19     saying. I think everything you say is well taken. And I  
20   think it's understood. If the parking around this facility  
21   was what was holding up the development or the -- you know,  
22   the progress of the development of this facility, if it was  
23   a minor parking layout, I have every confidence that we  
24   could resolve something like that in fairly short order. I  
25   think the primary message that I'm receiving here that says

1 that they concluded that there is insufficient private  
2 funding capacity in the Tri-Cities to support a project of  
3 this size, and they need supplemental funding of \$20 million  
4 from a public entity.

5 If they had the funding, if they had the  
6 resources, if they had the ability to build this, I have  
7 every confidence that our staff could work with them on a  
8 parking issue and resolve that. I just don't believe that a  
9 parking issue -- at least from where I sit -- I don't see  
10 that that's a major issue.

11 **MR. ROBISON:** Thank you, Commissioner. You hit  
12 the nail on the head. And that is why we tried to put this  
13 together so quickly today, because the letter, in a sense,  
14 is incorrect in its statement. And we thought it was  
15 important that we address this and not let it sit for  
16 another week or two and try to organize something with more  
17 continuity. So Larry has his slides; I have my slides.  
18 Bottom line is, we wanted to make sure you got this  
19 information the very moment we had it. So I apologize that  
20 it isn't more polished.

21 But the fact of the matter is, the bottom line,  
22 they don't have the money. We need to put this property out  
23 there and let staff get this property back out on the market  
24 and get it ready and prepared, as they're putting all the  
25 other properties together.

1           **MR. BARNES:** Yeah. Well, I mean, this is fast  
2 moving. The LOI has been expired now for --

3           **MR. ROBISON:** Two years come this March.

4           **MR. BARNES:** Yeah. So --

5           **MR. ROBISON:** One year. Excuse me.

6           **MR. BARNES:** Yeah, one year come this March. And  
7 so I don't know that two weeks is a huge difference in this  
8 time frame. You know, I can't speak for my other two  
9 commissioners, but it's great to have this sort of fast  
10 breaking news, to have it as soon as you have it. And I  
11 really appreciate the effort that you and Larry went through  
12 to pull some information together to give us a really  
13 accurate picture of where we are.

14           Personally, I'd like to see this on the next  
15 agenda, if we're going to take some formal action. We have  
16 some time to think about it or whatever. I don't know that  
17 it needs much time. But you know, enough time has  
18 transpired since the expiration of the LOI, I don't know  
19 that two weeks really matters. We're not ready to market  
20 this property in two weeks in any event. But do my fellow  
21 commissioners have any feelings about this?

22           **MR. NOVAKOVICH:** Yeah, let's do that, because -- I  
23 would really like to see them locate there. I mean, I think  
24 they tried. But there comes a point where you've got to  
25 either fish or cut bait, and the fact that, you know,

**Clerks Note: \$20,000,000**

1 raising \$2 million, I don't think this Commission or this  
2 board needs to take a look at raising taxes. I think we  
3 declared quite loudly that we weren't going to do that to  
4 develop Vista Field. If we were to do that just for one  
5 entity, I think we'd really be criticized pretty heavily.

6 So yeah, I totally agree. Let's put this on the  
7 agenda to take some formal action.

8 **MR. BARNES:** Commissioner Moak?

9 **MR. MOAK:** Yeah. I mean, we're not the regional  
10 or the Kennewick Public Facility District. That's the  
11 district that was created -- the districts that were created  
12 to build major public facilities, regional public facilities  
13 such as this. You know, I've supported a performing arts  
14 center in Richland and Pasco and now in Kennewick. I'm was  
15 to support a regional public arts district or public art  
16 center somewhere, because I think this community needs it  
17 and continues to need it, no matter where it is. And I will  
18 personally be supportive of that. I was hoping it would be  
19 at Vista Field. I think there were a lot of discussions  
20 about the synergy of Vista Field and the art center that  
21 would have been absolutely phenomenal. But we weren't going  
22 to give them the \$20 million.

23 They're not able to raise it. And so, you know,  
24 they do need a public entity who has the capacity to do that  
25 and to convince the public that that's something that could

1 be done. And that hasn't happened. We can't wait, I don't  
2 think -- I mean, this is a key piece to -- that's why we  
3 wanted had art center there, because it was such a center  
4 piece to Vista Field. And when we're going out and trying  
5 to market these other properties and to know what is that  
6 center piece going to be, and how is that going to effect  
7 everything else -- so I mean, I think the sooner we move on  
8 and -- I mean, the Art Center Task Force has worked very  
9 hard over the last several years, I think, and you know, to  
10 have a synergy that they could convince Kennewick or Pasco  
11 or Richland or someone to help them.

12           But for our sake, we do need to move forward. And  
13 I think, in two weeks, I think we need to give staff very  
14 clear direction that way.

15           **MR. BARNES:** So agenda item for two weeks? Is  
16 that all right, Tim?

17           **MR. ARNTZEN:** Absolutely. Now, I have a question  
18 from our media department. If we are fielding comments from  
19 the public about this, would we have the ability to discuss,  
20 essentially, the information that was discussed in this  
21 meeting, such as we believe that -- we take exception with  
22 the clause in the letter that says that the parcel is too  
23 small. Are we able to advance that as our viewpoint?

24           **MR. MOAK:** I mean, there never has been any -- I  
25 mean, nobody's come and talked to this Commission and said,

1 Don't do what we did with this. I mean, there have been  
2 plenty of opportunities since -- you know, that they could  
3 have done that. So I mean, I think that if that's the case,  
4 then I think we should be laying out the same case that we  
5 have made, in my mind.

6 I wouldn't want to harp on -- I mean, you know, if  
7 media comes in, they're going to talk about that, I'm sure.  
8 But I mean, the fact is they don't have the \$20 million. And  
9 we've got an important piece of property that we need to  
10 market. I mean, if I thought that I could raise the \$20  
11 million without that for them, I'd say, well, yeah, let's  
12 reserve this for them. I don't think they're anywhere close  
13 to getting a city or whatever for a public facilities zone.  
14 I mean, I think that's the major reason why they're not  
15 going to be there, and I would focus on that.

16 **MR. BARNES:** Commissioner Novakovich?

17 **MR. NOVAKOVICH:** Tim, I think the simple answer to  
18 your question is yes. I think we need to defend our  
19 position in that what they're claiming in this letter is not  
20 accurate. I think that's what you were looking for.

21 **MR. ARNTZEN:** Right. And obviously, we went to be  
22 very professional in our response. I'm not going to  
23 instruct Tana to prepare a media report. But if we are  
24 asked, I think what I'd like to do is refer it to Tana, who  
25 is our public relations person, and we can talk about it in

1 a fairly accurate way.

2 I understand where the Commission is coming from.

3 We genuinely hoped this project would work. And who knows?

4 Sometimes when a deal doesn't come together today, maybe it  
5 comes together tomorrow. So I think we maintain a friendly  
6 relationship, because there's bound to be other things that  
7 might happen. This may not be the end of the line for our  
8 paths to cross.

9 **MR. MOAK:** I mean, it could be a Phase 7, or  
10 whatever, could it not be, that, you know, on Kellogg Street  
11 or whatever. Could that not be, if push came to shove at  
12 some point?

13 **MR. ARNTZEN:** Well, I don't want to respond for  
14 the planner, but for my vision, I think that if there's a  
15 great idea -- and connect with respect to the parking. If  
16 it's just about the parking, we can find you different  
17 parking. I think if the issue is, hey, we have funding now,  
18 I think this staff would jump on this and say, Okay, let's  
19 see if we can find a piece of property, even if we have to  
20 kind of move the curtain a little bit. We'll take the  
21 Commission and say, Can we find you some property. I'm  
22 telling you, this staff would look at that. We wouldn't  
23 close the door. And I'd say, Hey, I really have a great  
24 idea I'd like to take to the Commission.

25 **MR. BARNES:** That would be the attitude I'd want

1 the staff to take. Thank you.

2 **MR. MOAK:** I agree.

3 **MR. BARNES:** Thank you. Thank you, David. Thank  
4 you, Larry.

Clerk's Note: David Robison

5 **MR. PETERSON:** Thank you very much for your time  
6 today.

7 **MR. BARNES:** All right. Next item on our agenda,  
8 moving on here, Columbia Gardens Urban Wine and Artisan  
9 Village update. Amber?

10 **MS. HANCHETTE:** Yes, thank you, Commissioners. So  
11 I would just like to give you an update on the tasting room  
12 building that is under construction, finished construction,  
13 actually, and let you know that both of the tenants are  
14 working very, very hard to get open in the next couple of  
15 weeks. Permitting is where they're at right now, with the  
16 Liquor Control Board. We've just got a few little punch  
17 list items still outstanding on the construction site. But  
18 as far as the Liquor Control Board goes, they are really  
19 working diligently on that, as well as their health  
20 department requirements.

21 Then as far as what I have for you on the screen,  
22 I would like to give Commissioners an update on our food  
23 truck pilot program that we started last year. And I want  
24 to just mention that I have no graph -- I have no charts, I  
25 have no percentages. So -- sorry. I think you've had

1 enough of that today.

2               When we started our food truck pilot program, it  
3 was almost a year ago. So we kicked off in the spring of  
4 2019, and our first food truck to roll in was Swampy's  
5 Barbeque. Ron was very excited and just chomping at the bit  
6 to get in, and he brought with him a custom barbecue that he  
7 also had made here by a local downtown weld company. So we  
8 moved in that first food truck, and then we had two more  
9 businesses that followed, the Chow Wagon, with the  
10 Mediterranean food, and then Frost Me Sweet Mobile Desserts,  
11 with their cupcake trailer. Both very, very excited to be  
12 part of Columbia Gardens and the Food Truck Plaza.

13               And given that we had started our Food Truck  
14 Plaza, we already had a dessert in that area of Columbia  
15 Gardens. But we also had another dessert business that  
16 really wanted to be part of the downtown Kennewick  
17 waterfront. So as an experiment, we put Rollin' Ice Cream  
18 on Clover Island over by the White House plaza. And go  
19 figure, that ice cream at the top of the boat ramp in the  
20 summertime was a huge hit. She did very well in that  
21 location, loved that location. She promoted it like heck,  
22 that she was on Clover Island at the lighthouse.

23               This is an example of a FaceBook post that she had  
24 showing the lighthouse through the mother of reinvention.  
25 So she just did a ton of marketing that her location was

1 down here. And people were down here all the time taking  
2 advantage of her hours. Her hours were more in the evenings  
3 and the weekends, because that's when families can come out  
4 and enjoy ice cream and kind of wander around the island.

5 Some that turned out to be kind of fun, something  
6 that we weren't anticipating. We weren't really set up,  
7 from an infrastructure standpoint, to have her down there,  
8 so we made sure she had some power and some picnic tables  
9 that we picked up at Home Depot, and she had her own  
10 umbrellas and some cute little plastic chairs, and she made  
11 it work to the point where she wants to come back again this  
12 summer and be on the island again.

13 So when I say there are no percentages, no charts,  
14 no graphs, really, these are lessons learned and  
15 observations that are very personal to me, because I was  
16 working the program very hard for the last year. And so I  
17 wanted to just kind of run through a few of these lessons  
18 that I observed.

19 The mobile food businesses in our community have  
20 to make money. That's their number one goal. You know,  
21 they're small businesses. They're single operators. They  
22 might have a family member working with them. They might  
23 have some minimum wage folks working for them. Most of the  
24 times they work that truck themselves because it's very  
25 costly for labor otherwise. You know, it eats up their

1 profit.

2 So where are they able to make their money? Well,  
3 they make money off of catering, take their truck to a  
4 catering event. They're given a guaranteed fee. They know  
5 how many people are going to be there, so they've got a  
6 guaranteed income. That's one of their revenue streams.  
7 Other would be public events, wherever there is a large  
8 group of people. Usually they have to pay a fee to be  
9 there. But that would be big things, like boat races and  
10 the fair. But then we have seasonal events, Sunset at South  
11 Ridge. We have Food Truck Friday. We have Live at 5:00 in  
12 Richland. So there are a lot of different public events  
13 where they know there's going to be a large concentration of  
14 people spending money on food.

15 Another way they make money is on a set location.  
16 There are folks in different stages of their business. If  
17 you're a new business operator, maybe you need to go to  
18 those public events. Maybe you need to move around a little  
19 bit to get your name out there, get the word out, let people  
20 know who you are, and get familiar with your food. There  
21 are other operators who have been there, done that, or  
22 they've got more than one mobile food business, and they  
23 want a set location. For instance, Swampy's, he can operate  
24 his catering out of his truck, but still leave his truck  
25 there because he can take food elsewhere in other vehicles.

1           There are other set locations in the Tri-Cities.  
2 North Richland has a big weekday food lunch crowd. So a lot  
3 of those mobile businesses will go out to North Richland on  
4 weekdays. Business parking lots, you see around town where  
5 a food truck will be set up in a business parking lot, just  
6 kind of a random location. A lot of times they don't charge  
7 them to be there. We also see that seasonally, the city  
8 parks, every city has a concession program. So food trucks  
9 can do a lot of those city park areas where there are kids  
10 playing in the park, doing the playgrounds.

11           They also can go to the wineries, sporting events,  
12 and some of the seasonal bazaars. Wineries right now are  
13 really looking for food trucks, because they don't  
14 oftentimes have a restaurant.

15           Some of the other observations that I've found  
16 during this first year of our pilot program, with the food  
17 truck owners, is that on a set location -- set location  
18 meaning, like, Columbia Gardens -- those businesses that  
19 were the most successful, Columbia Gardens or White House  
20 Plaza, those businesses were very active and extremely  
21 aggressive on their social media presence. They were  
22 posting every day. They have pictures. They have videos.  
23 They tell you what their hours of operation are going to be,  
24 whether it's that day or all week. They tell you what the  
25 menu is, and then they always have a consistent message. My

1 message is, I am a barbecue guy, I am an ice cream truck,  
2 you know, I'm not sharing memes of puppy pictures on my  
3 FaceBook page. I'm giving you a consistent message.

4 Also, one of my observations is that their owners  
5 are very excited. And they're engaged with their customer.  
6 They appreciate their customer. They're out there talking.  
7 They're outside of that food truck. They are just mixing  
8 and mingling. And they become the personality.

9 Also, their menu is varied. They don't have a  
10 single item. With ice cream, it is seasonal, but it's very  
11 popular in the summertime. Rollin' has also added other  
12 menu items. She sees the need to diversify her menu because  
13 if she wants to be open year round, she needs do that. So  
14 there's varied menus, as well as their operations are pretty  
15 reliable. You can go on and you can find out that they're  
16 not going to be closed for three months because they're, you  
17 know, vacationing in Mexico or something.

18 The food quality is very high, and they have  
19 something unique to offer. So those are some of the  
20 observations that I made during this last year with those  
21 really successful set locations, why people are coming to  
22 see them and why they will drive across town to enjoy their  
23 food.

24 And what's kind of interesting is they really  
25 support each other. The ones who are very successful don't

1 look at that other food truck operator as competition. If  
2 we're all doing well and we're all supporting each other,  
3 we're all going to benefit from this. We're going to have a  
4 great reputation.

5 Location. So whether our location is on Clover  
6 Island -- which is a great location already. We've got the  
7 boating traffic, we've got the lighthouse plaza, we've got  
8 things do in the summer time. Fabulous location. Our  
9 Columbia Gardens location. Downtown Kennewick, in general,  
10 has a thriving weekday working population. You can go into  
11 our Food Truck Plaza and see all kind of work trucks. I see  
12 Twin City Metal work trucks, I see landscaping work trucks,  
13 I see all kind of work trucks. There are people walking  
14 across at the hawk from other businesses to come eat at the  
15 Food Truck Plaza. So we have a thriving, daytime weekday  
16 population for downtown.

17 Columbia Gardens, specific, and Port amenities are  
18 very attractive to the food truck operators, because we have  
19 a lot of the utility infrastructure that they need, the  
20 water, sewer, garbage, and electricity we haе down there.  
21 And everybody I've talked to, that really pulls them in.  
22 That's very interesting to them.

23 One of our location challenges is that we just  
24 need time to mature. We need our Food Truck Plaza to be  
25 given some time to build our community recognition that it's

1 down here. And that's just going to take -- it's not going  
2 to happen over night. So it's going to take a little bit of  
3 time to build. It's going to get its own personality, its  
4 own character, and people are going to want to come down  
5 here for those reasons. Plus, we've got more to offer. With  
6 those constructions coming to completion, the tasting rooms  
7 are going to be open here, our existing wineries are open,  
8 and there's a lot of special events.

9           From just a management and operations of the food  
10 truck is we started out a little stricter. We have -- we're  
11 a government entity, so we have rules and regulations, and  
12 we have policies we need to follow. So we're pretty strict.  
13 Telling people what days we want you to be open, what hours  
14 of operation, you can take so many days off in a year. But  
15 there are just so many variables, so many variables. These  
16 are small businesses.

17           For me to dictate to the ice cream person to be  
18 open Monday through Friday, 11:00 to 2:00, when she does  
19 better business at night, it seems unreasonable. So it  
20 requires a little more flexibility. So that's something  
21 that I'm moving toward, is more of a day rate for some of  
22 these folks, as opposed to putting them into some kind of a  
23 lease. Because they are looking at -- either they're very  
24 mobile, or they're semi-mobile.

25           Operating a food truck program is very hands-on

1 and very labor intensive. I'm just going to throw that in  
2 there. There's six to 10 businesses that you're still  
3 managing. But we are focused on fostering small business.  
4 And every time I talk to one of these food truck operators,  
5 they're really worried about, Well, you know, are you going  
6 to that I can make me do this, are you going to make me do  
7 that? And my response is always to them, We want you to be  
8 successful. So the Port is here to foster small business  
9 and help you be successful. So we don't want you to go out  
10 of business because you couldn't meet the expectations of  
11 the time. We'll work with you.

12 So the next chapter, real quick, like I mentioned,  
13 Rollin' Ice Cream would like to return to Lighthouse Plaza  
14 this summer. The tasting rooms are going to be open. That's  
15 going to drive more traffic. I've had great response so far  
16 to new food truck operators that would like to come in for  
17 2020, and we will take a little bit more flexible of an  
18 approach. We've got several spaces. We can accommodate  
19 people at different hours and different days. We're working  
20 on the shade structure for the seating area with some  
21 decorative lighting. We've got some permanent picnic tables  
22 to install. And we will have another -- a public restroom  
23 container down there. And then signage. Signage is going  
24 to be huge. So we'll be really working on getting some  
25 signage put down there.

1           The last thing I wanted to mention was events. The  
2 Commission supported a vibrancy program. So kickstarting,  
3 you know, you think about kickstarting something, getting  
4 people recognizing what's going on. We need the energy, the  
5 enthusiasm and getting the word out there. So the current  
6 tenants, Bartholomew and Menorca, took advantage of our  
7 vibrancy program to where you could get a reimbursement  
8 on some of your advertising.

9           So in 2019, we had probably -- there is an  
10 application process. We had probably less than \$3,000 that  
11 we allocated in reimbursements. We have already approved  
12 over \$2,000 worth of reimbursements for this year, and we're  
13 not even into March yet. So it's starting to get some  
14 momentum. They understand the process, because there is,  
15 there's an application and you have to do a few little  
16 things. But they're already starting to do more events. So  
17 those events will bring people in in as well.

18           Also, I wanted to mention that the Southeast  
19 Washington Food Truck Association, which has led -- I think  
20 the organized started founding member was Ron with Swampy's  
21 -- they are putting on a food truck showcase in Columbia  
22 Gardens on Saturday, March 21st. So you buy a ticket for  
23 \$20 bucks and you get to go around to these different trucks  
24 and food operators that he has already -- they're already  
25 organizing among themselves. We are helping to promote it

1 through the vibrancy program. But this is something that's  
2 being done independent of the Port, with the support of the  
3 Port through the location. But it's actually very exciting.  
4 It's something that's very independent, hoping it will draw  
5 a lot of people down here, and then also give the food truck  
6 operators more exposure to Columbia Gardens and what they  
7 could possibly do down here as well.

8 So anyway, that was not as fast as I had expected  
9 to be, but pretty close. So if you have any questions,  
10 I'm happy to answer them.

11 **MR. BARNES:** Amber, thank you very much. Your  
12 enthusiasm is very clear about this, and something the Port  
13 of Kennewick should be very proud of.

14 Questions or comments for Amber? Commissioner  
15 Moak?

16 **MR. MOAK:** Yes. Thank you very much. I do  
17 appreciate that. I know Swampy's is down there daily, I  
18 think. Did the other -- I mean, are the rest of them, were  
19 they seasonable and you hire them for -- or you have a  
20 different process than for 2020? Or what is that process in  
21 terms of how -- who's going to be down there?

22 **MS. HANCHETTE:** So we still have an application  
23 process. And we've reached out to a number of food truck  
24 operators, some that have approached the Port first, and  
25 then some who were there last year. For instance, I've got

1 several food truck operators that would be brand new. Or  
2 maybe they have a cart or a trailer, or they have even just  
3 a table and a tent. We've got the area that we can do, you  
4 know, tables and tents in moderation.

5 So Frost Me Sweet, they didn't see huge sales. But  
6 you sell a \$3 cupcake, it takes a lot of cupcakes to cover  
7 your cost. Their social media presence for their mobile  
8 wasn't as strong as maybe some of their other stuff. But in  
9 fact, I just got an email from Megan today. She was like,  
10 Yeah, we're really interesting in coming back. I'll let you  
11 know, once I hire my food truck person for the season, what  
12 dates we would like to come back to Columbia Gardens. They  
13 didn't leave and say, I'm never coming back. They left and  
14 said, I think maybe the timing's a little off for us,  
15 because when they have those tasting rooms, they really see  
16 that traffic, and that's kind of more -- their sales will  
17 come from that.

18 It's just going to be a variety. There's a  
19 process. You need to fill out an application, and --

20 **MR. MOAK:** When does the season really begin?

21 **MS. HANCHETTE:** You know, for most of them, March.  
22 That's what I'm finding. If they are seasonal -- I have an  
23 Asian fusion. He wants to start in March. We have another  
24 food vendor in the Tri-Cities that is getting another truck.  
25 So they would like a set location. So it's going to be kind

1 of semi-permanent for them. But I don't want to give  
2 somebody a permanent spot in case it doesn't work out for  
3 us. So you know, we're working on a flexible basis right  
4 now.

5 **MR. MOAK:** Thank you very much. I do appreciate  
6 that.

7 **MR. BARNES:** Thank you. Questions or comments?  
8 Amber, again, thank you very much. It's great work.

9 Okay. The next item on our agenda, we have Task  
10 Status Update at Columbia Gardens. Larry?

11 **MR. PETERSON:** Due to the time and the fact that  
12 none of the tasks I was going to give you an update on are  
13 pressing, if acceptable, I'll share those with you in two  
14 weeks.

15 **MR. MOAK:** That's fine with me.

16 **MR. BARNES:** All right. Thank you. Then Tana,  
17 Phase 2, Ribbon Cutting Ceremony, please?

18 **MS. BADER IGGLIMA:** I just wanted to let everybody  
19 know that we have set a date and time for welcoming the two  
20 new winery tenants to Columbia Gardens and really  
21 celebrating with our partners who helped invest in that  
22 Phase 2, the road, the utility, the landscaping, the art  
23 work, the parking lots, all of the things that went into  
24 Phase 2A and 2B, which is with the new building, which  
25 everybody gets excited about, Oh, yeah, the wineries. But

1 there's a lot of back story and a lot of partners.

2 So we've set March 27th, which is a Friday, at  
3 2:30 p.m. The wineries will be participating, and the event  
4 will roll out much like it did when we celebrated the  
5 Bartholomew and Menorca Winery. But this time we'll have  
6 four wineries open celebrating two new tenants and the Food  
7 Truck Plaza as well. So I have flyers out front, if anybody  
8 from the public wants to grab them. We'll also be doing  
9 some inserts in the chamber news letter and getting some  
10 other messages out to encourage people to attend. So mark  
11 your calendars.

12 **MR. BARNES:** Thank you very much. That's a date  
13 to mark on the calendar and a date to look forward to.

14 **MS. BADER IGЛИМА:** Yeah.

15 **MR. BARNES:** Thank you. Okay. Next item,  
16 please. Posting Commission Meeting Audio Update. Bridgette?

17 **MS. SCOTT:** Okay. Another brief update for you.  
18 Since I gave some information at the last meeting, I have  
19 continued to research and work with our IT consultant in  
20 checking out different software companies. In addition,  
21 Commissioner Moak sent me an email that had a link to a  
22 newspaper article about Grays Harbor County Commissioners  
23 posting their audio online. So I did some research on that  
24 today and discovered that it is actually one of the  
25 companies that we're looking at using. So that was good to

1 see, too.

2 So on Friday, I will be meeting with our IT  
3 consultant. We'll be doing demos, reviewing, and hopefully  
4 selecting the software that we can start implementing.

5 **MR. BARNES:** Great. Good news. Thank you for all  
6 your work in that area.

7 **MR. ARNTZEN:** Commissioner Barnes, if I could?

8 **MR. BARNES:** Yes.

9 **MR. ARNTZEN:** Do we think that the progress we've  
10 made to this point in the method of us reporting back, is  
11 that satisfactory up to this point for the Commission?

12 **MR. BARNES:** Yeah, I think so. I think we've had  
13 an update on this each of the last two meetings.

14 **MR. ARNTZEN:** I just want to make sure that we're  
15 progressing. I will share information as we get it with  
16 you. And again, our goal, I think, is the same as your  
17 goal. We'd like to get this project accomplished and  
18 checked off our list. I just wanted to make sure that the  
19 Commission is comfortable with the approach that we're  
20 taking.

21 **MR. BARNES:** Thank you.

22 **MR. ARNTZEN:** Thank you.

23 **MR. BARNES:** Yes. Okay. The next item on our  
24 agenda, we have a Congressman Newhouse update. Commissioner  
25 Novakovich?

1                   **MR. NOVAKOVICH:** Yeah, considering the time, I'll  
2 just be real brief. I attended a meeting that Congressman  
3 Newhouse had regarding Hanford and the issues and,  
4 basically, what about Hanford after. Well, it turned into  
5 more of a discussion about the dams and some really good  
6 information that Franklin PUD and Benton PUD responded, and  
7 just to let people know that right now, there's probably  
8 less than a 5 percent chance of blackouts with the dams.  
9 With the dams to be removed, there's probably a 25 percent  
10 chance. The dams provide 70 percent of our electrical  
11 power. Wind provides about 3 percent.

12                  They also talked about the reconveyance and the  
13 fact that there would be an article or an op-ed talking  
14 about the reconveyance. I stressed the fact about the  
15 tribes, and they said, yes, the tribes would be included.  
16 And I pointed out the fact that when the presentation was  
17 first done to us, we asked the question of the presenters on  
18 the reconveyance, you know, have you talked to the tribes.  
19 Their answer was yes. Very shortly thereafter, we had a  
20 meeting in Pendleton with the tribes, and we asked them had  
21 they heard about the reconveyance, and they said, no, they  
22 hadn't heard about it. So I wanted to stress that that was  
23 happening.

24                  And then the other thing, I talked to Josh Lozano,  
25 who's Congressman Newhouse's staff person of the 1135

1 project and the fact that we had the A&E funded and under  
2 way, but the fact that the construction money had been  
3 allocated elsewhere. And he said, oh, that's not good, and  
4 he'd keep his eye on it. And they were going to request  
5 that they receive all reports on it.

6 So overall, it was a pretty good meeting. It  
7 didn't start out to be exactly what what they wanted, but it  
8 was still a pretty good meeting attended by a lot of people.  
9 And of course, our executive -- friendly executive director  
10 from the Port of Benton pretty much dominated the meeting.

11 **MR. BARNES:** Thank you. Questions of Commissioner  
12 Novakovich?

13 All right, the next item on our agenda,  
14 Commissioner Meetings, formal and informal meetings with  
15 groups or individuals. Commissioner Moak?

16 **MR. MOAK:** Yes. I attended the Kennewick Man and  
17 Woman of the Year banquet last night, and also, a Benton  
18 Franklin Walla Walla Good Roads and Transportation  
19 Association meeting where we heard from representatives from  
20 transit.

21 Thank you.

22 **MR. BARNES:** And I have no meetings to report.

23 Commissioner Novakovich?

24 **MR. NOVAKOVICH:** I had several meetings with the  
25 Council of Government and our Port turning on bylaws for the

1 Council of Government. I attended the economic forum  
2 luncheon at Three Rivers, and then had attended the  
3 Kennewick Man and Woman of the Year banquet last night.

4           **MR. BARNES:** Okay. Thank you. Our next item on  
5 the agenda, non-scheduled items. Let's start over with  
6 Amber, please. Non-scheduled?

7           **MS. HANCHETTE:** I have nothing. Thank you.

8           **MR. BARNES:** Nick?

9           **MR. KOOIKER:** Nothing.

10          **MR. BARNES:** Larry?

11          **MR. PETERSON:** Nothing.

12          **MR. BARNES:** Luinda?

13          **MS. LUKE:** I have nothing this afternoon. Thank  
14 you, Commissioners.

15          **MR. BARNES:** Thank you. Tim?

16          **MR. ARNTZEN:** Well, unfortunately, I do have one  
17 that might take a few moments. Would you like me to get  
18 into it now? Or do we work our way through and then come  
19 back?

20          **MR. BARNES:** Let's do it now.

21          **MR. ARNTZEN:** Okay. I will start in with the  
22 information that I have, which isn't a whole lot. I  
23 received a phone call a few days ago from the executive  
24 director of the CEO of the Port of Whitman County, Joe  
25 Poire, and he asked me if I would present a resolution to

1 the Port Commission for signature related to saving the  
2 dams. And I believe the resolution was going to go to our  
3 governor.

4 I have known Joe for quite some time. He's a good  
5 friend of mine. But it was almost presented like, bring  
6 this up, get it signed, and get it back to me, and I said,  
7 Well, wait a second. I said, I can't speak for the Port  
8 Commission. And I actually found the Port Commission to  
9 want to talk about issues and maybe discuss it. And I said,  
10 I would not hazard to guess whether they would support it or  
11 not, but I might point out to you that there would  
12 likely be some discussion. And my good friend Joe said, Oh,  
13 don't even want any discussion. I mean, this thing is  
14 moving ahead. So more or less, let's just drop it.

15 Then I think our good friend, Commissioner  
16 Kammerzell, it's my understanding that maybe he called  
17 Commissioner Novakovich -- I don't know if he attempted to  
18 contact others.

19 **MR. NOVAKOVICH:** Several times.

20 **MR. ARNTZEN:** But I believe it was yesterday, I'm  
21 coming back from something, and there's a little old  
22 fashioned phone note of, Commissioner Kammerzell called you  
23 and he needs you to call him back. And I'm thinking to  
24 myself, Well, wait a second, I don't call Commissioners. I  
25 would go back with the executives. But as I'm reading the

1 note, I think it was Lisa that comes in, you know, skids up,  
2 Commissioner Kammerzall's on line 1. He's really wanting to  
3 talk to you. So I talked with him and I said, you know,  
4 just a little bit, because I talked to Joe about it, and you  
5 know, I typically report back to executives, not to  
6 Commissioners. But he started out with, I don't see it on  
7 your agenda. And I said, Right, it's not on the agenda.

8           So here we are. And I don't take a lot of  
9 amusement from this, but it is just kind of an interesting  
10 situation, because we get a lot of people involved on an  
11 issue that I do think needs to go to the Commission. I  
12 can't say, Sure, I'll write you a letter, or what have you.  
13 So I wanted to have a chance to discuss this with you.

14           As I mentioned, and around the office, Tana  
15 reminds me that things that we do that might pertain to  
16 resource issues that are important to the tribe, pursuant to  
17 our MOU that we have with the tribe, we probably need to run  
18 these by the tribe. And Commissioner Kammerzall seemed to  
19 know about that, and he said, Well, you have to go get  
20 approval from the tribe. I said, No, we don't seek approval  
21 from the tribe. But pursuant to our MOU, we do at least  
22 call them. I said, At a minimum, it would be manager to  
23 manager on the phone about this. I said, From there, it  
24 doesn't prescribe the methodology.

25           One of the things that I've learned in dealing

1 with the tribes is you have to be very patient. A very  
2 simple question sometimes takes you a significant length of  
3 time to route through. One of the things, in my opinion,  
4 that our culture doesn't understand about their culture, we  
5 like to come in and say, I need an answer now. From my  
6 experience, their culture doesn't exactly work that way. So  
7 I'm not sure how we would handle this. But if somebody  
8 says, I need an immediate answer from the tribes, I might  
9 suggest the answer is no.

10           So I'll stop right now. And I do have a related  
11 one on this. Somebody from the Franklin PUD wants us to  
12 send a representative to a press conference, a joint press  
13 conference on March 2nd.

14           So again, I think we've all been here before where  
15 we get limited information put up in front of us, and we're  
16 asked to -- I shouldn't say rubber stamp -- but we're asked  
17 to agree to an issue that is portrayed as a community wide  
18 project, you know, that the entire community supports. So  
19 I've put the brakes on this.

20           And then with many things -- I do appreciate Tana  
21 -- on many things that we do, I think the sensitivity to  
22 place a phone call to the tribes is a very important thing  
23 that I'm glad she reminds me not to forget. I haven't  
24 called the tribes on this, or anything. But these types of  
25 issues are the ones that I think the tribe has an

1 expectation that we will at least talk with them on.

2 So I'll pause for a moment.

3           **MR. BARNES:** Thank you. If I could comment on  
4 this. I, too, received a phone call from Commissioner  
5 Kammerzell asking if, you know, the Port of Kennewick might  
6 be willing to place an item on the agenda immediately in  
7 support of the dam's improvement. And I say, Well -- I  
8 said, you need to talk to Tim about getting it on the  
9 agenda. I didn't feel like I wanted to request it be on the  
10 agenda.

11           And then I called him back after I received email  
12 regarding the invitation from Franklin County and I saw the  
13 conversations there. So then I called him back. I left a  
14 message and I said, You know, anything like this would fall  
15 under our MOU with the tribes, where we would need, at a  
16 minimum, to collaborate, to communicate with them about  
17 this. This could not be something, in my opinion, the way I  
18 read the MOU, I don't think this would be something that  
19 could come to the Commission, single meaning, rubber  
20 stamped, unanimous approval, signature, and then back out  
21 the door. I think that our relationship with the tribe is  
22 much more important than that.

23           Any further comments on this issue? Commissioner  
24 Moak?

25           **MR. MOAK:** Yeah. Well, I would just say, I mean,

1 I think we've been really -- I think that position that for  
2 some time in that I think we drafted a policy or procedure -  
3 - I mean, this is out of our wheelhouse, I think. And I  
4 think that a lot of people, and I think Port of Whitman, you  
5 know, because of the business they're in, they're much more  
6 affected by what the dams and whatever is. You know, I  
7 understand.

8           And Franklin PUD, I understand their position. I  
9 think, you know, my feeling is that the Port should get  
10 involved in things that the Port is directly involved in,  
11 you know, it has a direct impact on us, but that we're not  
12 going to be dragged into whether it's a good idea or not  
13 and, you know, into things just because everybody else is. I  
14 would prefer, not that because I'm in favor of taking down  
15 the dams, I just don't think that we should be having to  
16 sign every last thing that -- what the government does or  
17 what anybody else does, it's not going to be affected by  
18 whether the Port of Kennewick's signature is on a piece of  
19 paper.

20           And so my feeling is it's not our business.

21           **MR. BARNES:** Tim?

22           **MR. ARNTZEN:** Thank you. I think that gives me  
23 direction. And one of the other things I just wanted to say  
24 -- and I know the hour's getting late -- but when we have an  
25 agreement with the tribes, an agreement that very few other

1 entities have -- I think the City of Richland has one with  
2 the Umatillas, and the City of Portland, Oregon has one. I  
3 can tell you, from my discussions with the tribes, they hold  
4 that document very sacred. It's a four or five page  
5 document. And you've all been to public meetings where the  
6 representative from the tribe will talk about Port of  
7 Kennewick.

8 I can tell you that those four or five pages are  
9 very meaningful to them. And this morning I was thinking  
10 about it, saying, Oh, my gosh, those four or five pages  
11 limit what we can do. But we knew that going into it. So  
12 if we want to brag about the four or five pages that we got  
13 that nobody else does, we also have to understand that it  
14 requires some things -- again, my own editorial.

15 So I believe what I've heard from the Commission  
16 is very consistent with the day that that document was  
17 signed and our view of that document as a very important  
18 document.

19 The other thing that I will tell you -- I didn't  
20 want to go too far here -- but when you sign a document with  
21 the tribes, they expect it to be honored.

22 **MR. BARNES:** Thank you. Okay. Continuing Non-  
23 scheduled. Tana?

24 **MS. BADER IGЛИМА:** Yes, I do. I have just a  
25 couple real quick questions of the Commission. One of the

1 things that has come up is the opportunity for the  
2 Commission to have new Commissioners' photos done. It's  
3 been a while. And I have checked with our photographer, and  
4 Mr. Bershears is available either prior to the March 10th or  
5 prior to the March 24th Commission meeting, if the  
6 Commission is available at that time. If that would work, I  
7 can try and schedule. I wanted to find out if there was a  
8 preference on that, if you want to do something sooner  
9 rather than later, or if you know now whether those dates --  
10 either of those dates would work for you. And it would take  
11 maybe half an hour, 45 minutes per Commissioner.

12           **MR. MOAK:** Whenever you're going to get a shave.

13           **MR. BARNES:** Whenever I find my razor. I don't  
14 know. I don't know that it's a priority. I guess if you  
15 want to book the later date, then --

16           **MS. BADER IGЛИМА:** So I will work with the  
17 Commissioners to try and schedule something around March  
18 24th, because I think all of you are typically in town for  
19 Commission meetings. That makes it easier if I can just  
20 book some appointments with Rich all at once prior to, but  
21 not all Commissioners together. So it would be separate  
22 Commissioners, different times, prior to the Commission  
23 meeting.

24           Thank you. The only other thing I wanted to  
25 remind everyone is that tomorrow is the Regional Chamber of

1 state of Ports luncheon. So Commissioner Barnes is going to  
2 be our presenter. I hope everybody has a chance to attend.  
3 Thank you.

4 **MR. BARNES:** Thank you. Bridgette?

5 **MS. SCOTT:** Nothing further, thank you.

6 **MR. BARNES:** Thank you. You don't want to remind  
7 me of the PEC deadline coming up?

8 **MS. SCOTT:** I thought I'd wait until the next  
9 meeting.

10 **MR. BARNES:** All right. I know April 15th is  
11 coming. But thank you for the reminders.

12 Lisa?

13 **MS. SCHUMACHER:** Nothing, thank you.

14 **MR. BARNES:** Commissioner Novakovich?

15 **MR. NOVAKOVICH:** Yeah, I have one thing from WPPA  
16 legislative committee. The local revitalization financing,  
17 House Bill 2804, is still considered necessary to implement  
18 the budget. Therefore, it's technically still alive. That's  
19 all I have.

20 **MR. BARNES:** Commissioner Moak?

21 **MR. MOAK:** I have none.

22 **MR. BARNES:** And I have nothing. That brings us  
23 to our second and final opportunity for public comment.  
24 Would anyone like to make a public comment?

25 There's no other business. I know we covered a

1 lot of territory today, and we ran late. But Nick, thank  
2 you very much. Amber, thank you very much. Larry, Lucinda,  
3 Tim, Tana, Bridgette, Lisa, long meeting, but we covered a  
4 lot of territory. I think it was excellent.

5 This meeting is adjourned.

6 **(Whereupon, the meeting was adjourned.)**

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## CERTIFICATE

I, Ileia C. Perry, do hereby certify that I reported all proceedings adduced in the foregoing matter and that the foregoing transcript pages constitutes a full, true and accurate record of said proceedings to the best of my ability.

I further certify that I am neither related to counsel or any party to the proceedings nor have any interest in the outcome of the proceedings.

IN WITNESS HEREOF, I have hereunto set my  
hand this 30th day of March, 2020.

Ulfra Cleary

Ileia C. Perry