



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

JUNE 23, 2020 MINUTES

Commission Meeting recordings, with agenda items linked to corresponding audio, can be found on the Port's website at: <https://www.portofkennewick.org/commission-meetings-audio/>

Commission President Commissioner Don Barnes called the Regular Commission Meeting to order at 2:00 p.m. via GoToMeeting Teleconference.

## ANNOUNCEMENTS AND ROLL CALL

### The following were present:

**Board Members:** Commissioner Don Barnes, President (via telephone)  
Skip Novakovich, Vice-President (via telephone)  
Thomas Moak, Secretary (via telephone)

**Staff Members:** Tim Arntzen, Chief Executive Officer (via telephone)  
Tana Bader Inglima, Deputy Chief Executive Officer (via telephone)  
Amber Hanchette, Director of Real Estate and Operations (via telephone)  
Nick Kooiker, Chief Finance Officer (via telephone)  
Larry Peterson, Director of Planning and Development (via telephone)  
Lisa Schumacher, Special Projects Coordinator  
Bridgette Scott, Executive Assistant (via telephone)  
Lucinda Luke, Port Counsel (via telephone)

## PLEDGE OF ALLEGIANCE

Commissioner Barnes led the Pledge of Allegiance.

## APPROVAL OF THE AGENDA

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

## PUBLIC COMMENT

Amanda Jones, 9342 West 5<sup>th</sup> Place, Kennewick. Ms. Jones thanked the Port Commission and staff for permitting Derrick Stricker the opportunity to move beyond the Public Comment period and provide a presentation today. As you know, Mr. Stricker has long been involved with Vista Field, as a member of the Vista Vision Task Force and stakeholder during the Charette week. It is exciting to Ms. Jones to see somebody take a vested interest in Vista Field and with further feasibility and due diligence, this project could add a quality of life asset to our community and also potentially add a draw to the development. Ms. Jones believes Vista Field is something that so many of us on the call today have felt passionately about and want to see the development move forward. Ms. Jones thinks Mr. Stricker's project could be a potentially good draw and she is hopeful, that whatever the final decision may be, that further

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feasibility or consideration will be considered by the Port.

No further comments were made.

## CONSENT AGENDA

**A. *Approval of Direct Deposit and E-Payments Dated June 17, 2020***

Direct Deposit and E-Payments totaling \$64,285.60

**B. *Approval of Warrant Register Dated June 23, 2020***

Expense Fund Voucher Number 102174 through 102205 for a grand total of \$215,562.53

**C. *Approval of Regular Commission Meeting Minutes June 9, 2020***

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

## EMERGENCY DELEGATION UPDATE

Mr. Arntzen updated the Commission on the closure of The Willows and stated due to the Coronavirus, The Willows is temporarily closed. With the loss of the Coyote Ridge Work Crew, the Port has temporarily closed properties due to maintenance and upkeep. Mr. Arntzen is aware that an inquiry was made to a Commissioner and he wanted to bring it before the Board.

Ms. Hanchette concurred with Mr. Arntzen's comments and stated the Port has shifted resources to meet the greatest needs with the highest traffic areas.

The Commission thanked Mr. Arntzen for the update and appreciated the quick response to the citizen's inquiry.

## NEW BUSINESS

**A. *Columbia Gardens, Beus Family Farms***

Ms. Hanchette was approached by Curt Beus of Beus Brothers Farm Market about locating a temporary market and seasonal produce stand at Columbia Gardens. The temporary market would be located in the gravel parking lot that sits between Columbia Drive and the Food Truck Plaza. The gravel area is slated for sale of one or two parcels for redevelopment. The Beus family would install a seasonal produce stand, set up a 10x20 tent, produce trailer and a temporary cooling structure.

Curt Beus provided information on the temporary seasonal farm market and produce stand that he would like to locate at Columbia Gardens, which will be open seven days a week.

Discussion ensued amongst the Commission and staff regarding health code requirements, research, and conversations with the Historic Downtown Kennewick Partnership.

*It is the consensus of the Commission that Mr. Arntzen and staff continue researching specific regulations and upon final review, authorize staff to move forward towards execution of a lease with Beus Brothers Farm Market.*

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## PUBLIC COMMENT

Amanda Jones, 9342 West 5<sup>th</sup> Place, Kennewick. Ms. Jones stated this is the first she has been apprised of this idea and appreciates that the Port is looking into it further. Ms. Jones would love to be able to stroll around and grab some fresh, locally sourced lamb after having a glass of wine. Ms. Jones stated this is a great idea and she appreciates the staff's due diligence.

Kyle Beus, 1012 North Road 60 Pasco. Mr. Beus stated he currently operates a stand on George Washington Way near the Uptown Mall, in the Ace Hardware parking lot. Typically, the stand has about a 100-day season and starts selling cherries until the fourth of July and then moves on to different produce. Mr. Beus stated this is very time sensitive and at this time, we have been marketing produce for a few weeks now. It is one of those things where you have a short window to make a year's profit. Mr. Beus has a lot of product out on the vine and getting riper with the weather and would say there is definite sense of urgency. In his experience with the stand he has now, we bring in over 100 people, many like Ms. Jones, who come to area and will visit other stores once they are here. Mr. Beus stated it is a big community draw and very time sensitive so if anything can be done to expedite the process, he would appreciate it. Lastly, we do some of the farmers markets in Pasco and Richland and there are food trucks and farmers right next to each other in both of those markets, so he is not sure why that would be allowed there and not at Columbia Gardens.

## PRESENTATIONS

### A. *Vista Field DaVista Proposal*

Mr. Arntzen stated at the last meeting, Mr. Derrick Stricker offered up a few Public Comments regarding the DAVISTA development in Vista Field and he was invited to present formally on the development. Mr. Arntzen posed some questions to the Commission regarding Vista Field and asked for further Commission direction.

The Commission discussed the questions posed by Mr. Arntzen regarding the Vista Field redevelopment.

Commissioner Novakovich called for a Point of Order and stated the Commission is passing judgement before hearing Mr. Stricker's presentation.

Mr. Stricker presented information on the DAVISTA development at Vista Field.

Mr. Arntzen stated staff will continue to work under the two Commission directives:

- 2014 Commission policy directive that there would be no interim uses of property, such as community events;
- 2016 Collaborative Design Process.

The Commission believes Mr. Stricker's proposal offers attractive elements; however, the Commission is not entertaining proposals for Vista Field at this time and suggested that Mr. Stricker resubmit the proposal when the Port begins to formally accept proposals.

Mr. Stricker thanked the Commission for their time.

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## REPORTS, COMMENTS AND DISCUSSION ITEMS

### A. *Vista Field*

#### 1. *Vista Field Implementation Team Update*

Mr. Arntzen reported that Ms. Hanchette will be reallocating 20% of her duties to the Vista Field Implementation Team and Mike Boehnke, Maintenance Supervisor, will take over 20% of Ms. Hanchette's operational duties.

#### 2. *Construction and Task Update*

Mr. Peterson reported that Total Site Services is completing the final landscaping and clean-up work for the Phase 1A Vista Field project. Additionally, DPZ continues to work on the list of questions regarding the development and Mr. Peterson hopes to present a task timeline at the next Commission Meeting.

### B. *Clover Island/Columbia Drive*

#### 1. *Kennewick Waterfront Master Plan Update*

Mr. Peterson reported that Makers architecture and urban design has begun the outreach process to approximately forty stakeholders and have added some additional businesses and contacts to the list. Furthermore, Makers has had an opportunity to speak with each Commissioner.

### C. *Communications with Public*

Ms. Bader Inglima gave a brief report on the Columbia Gardens Food Truck Plaza and stated Ann's Best Creole and Soul food opens this afternoon.

Ms. Hanchette reported that Ms. Yates, Marina Manager, has been working on signage for the Clover Island Boat Launch and Marina. The Port has also started a life jacket loaner program to encourage kids to wear life jackets.

### D. *Director Reports*

Mr. Kooiker reported that Clifton Larson Allen, the Port's external auditors have begun working on the 2019 financial statement audit. Mr. Kooiker stated the auditors are working completely off site.

Mr. Peterson shared that he attended the Conference of New Urbanism 28 virtual gathering and will include a brief memo regarding the Conference at a future meeting.

Ms. Hanchette encouraged everyone to stop by Ann's Best Creole and Soul food and stated the truck is open Tuesday-Thursday, 3:00 – 7:00 p.m.

Ms. Luke gave a brief update on her current projects: return to office protocol memo, Spaulding Business Owners Association and food truck lease templates.

Mr. Arntzen stated in the near future, he will be presenting the Rural Capital County Funding report and the detailed report on the Vista Field Hangars that was written by David Robison of Strategic

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Construction Management. Additionally, staff continues to work on the draft 2021-2022 Budget and Work Plan.

*E. Commissioner Meetings (formal and informal meetings with groups or individuals)*  
Commissioners reported on their respective committee meetings.

*F. Non-Scheduled Items*

Ms. Scott shared that she received a call from Jon Lindeman, who was very instrumental in the Columbia Gardens Latino Mural Art Project. Mr. Lindeman reached out to see how the Port was doing and expressed his appreciation for staff and the Commission and the work they do on unique projects for the community.

Commissioner Moak stated the Port traditionally says yes to great ideas and/or proposals; however, today was a great example of what we may have to do in the future for Vista Field and that is to say no. The Commission will need to carefully evaluate each proposal and may say no for a variety of different reasons to good people and good projects. And although we would like to say yes to everyone, we are not able to.

Commission Barnes appreciates Commissioner Moak's remarks and stated he does not enjoy telling Mr. Stricker no, but it is important to remain focused, disciplined, and consistent when it comes to the Vista Field redevelopment effort.

### **PUBLIC COMMENTS**

Amanda Jones, 9342 West 5<sup>th</sup> Place, Kennewick. Ms. Jones thanked the Commissioners for having Mr. Stricker on the Agenda today to hear his proposal and she appreciates the commentary. Ms. Jones thanked Mr. Stricker for stepping up with his request because it brought up some really good questions about where the Port is regarding process and policy. Ms. Jones understands that the Commission is much more versed in Vista Field and she is grateful for their commitment to the project and the overall vision. Ms. Jones wanted to make a distinction on record, it was not a proposal for a lease, but a request to work with the Port for feasibility, to determine whether it would be a good fit for both the Port of Kennewick and Mr. Stricker. Ms. Jones believes that was clear to the Commission, but she wanted to make that distinction and thinks that brought up the issue of staffing and when the timing would be appropriate. Ms. Jones knows the Port has maintained a "pay as you go" policy with their commitment towards the Vista Field development and not wanting raise taxes and stated the Commission has been very stalwart in that policy. Ms. Jones thinks Mr. Stricker's project brings up some opportunities for considerations for what is the realistic timeline between selling out of phase 1 and 2 and getting to the additional ground and how this project could be a draw. Ms. Jones appreciates of Commissioner Barnes' comments regarding commitment to fairness and needing to identify when the timing would be appropriate and asked the Port to continue with the dialogue and identifying the timing of when a feasibility period would be appropriate and when the Port would accept proposals. Ms. Jones knows the Port has been very transparent all throughout the Vista Field process, as with other projects and knows it is a cornerstone of their ethics. Ms. Jones reiterated that she hopes dialogue can continue and that timing is communicated so that these proposals can come forward and we can hopefully have some things to enjoy in the long-awaited Vista Field.

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No further comments were made.

## COMMISSION COMMENTS

No further comments were made.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 4:39 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*

\*The June 23, 2020 Commission Meeting Minutes were Approved by the Port of Kennewick Commissioners on July 14, 2020 at the Regular Commission Business Meeting.