

Port of Kennewick Commission Chambers will be open to the public during Commission Meetings.
However, the Port will continue to use GoToMeeting to provide remote access,
and Commissioners and the Port team will attend remotely.

A GoToMeeting has been arranged to enable the public to listen and make public comments remotely.

To participate remotely, please call in at: 1-877-309-2073, Access Code: 536-111-525
Or, join on-line at the following link: <https://meet.goto.com/536111525>

AGENDA

***Port of Kennewick
Regular Commission Business Meeting
Port of Kennewick Commission Chambers (or via GoToMeeting)
350 Clover Island Drive, Suite 200, Kennewick Washington***

September 27, 2022
2:00 p.m.

I. CALL TO ORDER

II. ANNOUNCEMENTS AND ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. PUBLIC COMMENT *(Please state your name for the public record)*

VI. CONSENT AGENDA

- A. Approval of Direct Deposit and ePayments Dated September 19, 2022
- B. Approval of Warrant Register Dated September 27, 2022
- C. Approval of Regular Commission Meeting Minutes September 13, 2022
- D. 2023-2024 Work Plan; Resolution 2022-26
- E. Vista Field Collaborative Design Process Review; Resolution 2022-27

VII. PRESENTATION

- A. Horse Heaven Hills Wind Farm, Margaret Hue (**SKIP**)

VIII. NEW BUSINESS

- A. Greenbrier Lease (**AMBER**)

IX. REPORTS, COMMENTS AND DISCUSSION ITEMS

- A. CEO Evaluation Update (**SKIP/NICK**)
- B. 1135 Update (**TANA**)
- C. Oak Street Purchase and Sale Agreement Update (**AMBER**)
- D. Vista Field Update (**AMBER**)
- E. Kennewick Waterfront
 - 1. Pipeworks LLC/Swampy's BBQ Request (**AMBER**)
 - 2. Columbia Gardens Wine & Artisan Village Update (**TANA**)
 - 3. Columbia Gardens Summer Saturdays Night Market, David Phongsa (**AMBER**)
- F. Commission meetings (formal and informal meetings with groups or individuals)
- G. Non-Scheduled Items
(**LISA/BRIDGETTE/TANA/NICK/LARRY/AMBER/CAROLYN/KEN/TOM/SKIP**)

X. PUBLIC COMMENT *(Please state your name for the public record)*

XI. ADJOURNMENT

PLEASE SILENCE ALL NOISE MAKING DEVICES



PORT OF KENNEWICK REGULAR COMMISSION MEETING

DRAFT

SEPTEMBER 13, 2022 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 Skip Novakovich 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: Skip Novakovich, President (via telephone)
Kenneth Hohenberg, 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)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Commissioner Novakovich led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

MOTION: *Commissioner Hohenberg moved to approve the Agenda as presented; Commissioner Moak seconded.*

MOTION: *Commissioner Moak motioned to amend the Agenda and remove Consent Agenda Item D, Art Policy for discussion; Commissioner Hohenberg seconded.*

Discussion:

Commissioner Novakovich placed the Art Policy, Resolution 2022-24 under Reports, Comments and Discussion Items, Item A for discussion.

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

MOTION: *Commissioner Hohenberg moved to approve the Agenda as amended; Commissioner Moak seconded.*

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

PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 13, 2022 MINUTES

DRAFT

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

A. Approval of Direct Deposit and E-Payments Dated September 2, 2022

Direct Deposit and E-Payments totaling \$91,925.64

B. Approval of Warrant Register Dated September 13, 2022

Expense Fund Voucher Number 104105 through 104154 for a grand total of \$131,613.49

C. Approval of Regular Commission Meeting Minutes August 23, 2022

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

PRESENTATIONS

A. 2022 Mid-Year Budget Review

Mr. Kooiker presented a mid-year budget review (*Exhibit A*) and a draft 2023-2024 Budget.

Commission and staff discussion commenced regarding the budget and the 2023-2024 draft Budget.

It is the Consensus of the Commission set a place holder of \$25,000 for the Bridge Lighting Project in the Opportunity Fund.

Commissioner Novakovich stated for the record, the Port's levy rate has decreased by 37% over the last 20 years. The equity the taxpayers have in the Port, increased 272% in that same time period. Commissioner Novakovich congratulated staff and Mr. Kooiker on his management of the finances.

B. 2023-2024 Draft Work Plan

Mr. Peterson presented the 2023-2024 draft Work Plan (*Exhibit B*).

The Commission made comments on the 2023-2024 draft Work Plan.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Art Policy; Resolution 2022-24

MOTION: *Commissioner Hohenberg moved to approve Resolution 2022-24 as presented; Commissioner Novakovich seconded.*

PUBLIC COMMENT

No comments were made.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 13, 2022 MINUTES

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Discussion:

Commissioner Hohenberg likes the idea of including a line item in the budget for art. Commissioner Hohenberg considers the Cable Bridge lighting a form of art, and now, with this Resolution, the Port has a commitment to art, like we do for the Cable Bridge Lighting. This states that the Port will continue to do art projects and as opportunities come up, the Port does have the option to increase the budget if there is a consensus from the Board and he is very supportive of this.

Commissioner Moak stated when you look at the presented budget, we saw that once the Port was levying 44 cents per thousand and now the general fund is down to 28 cents per thousand. Commissioner Moak believes the Port should find other opportunities to support things other than the general fund. The Art Policy was put in place to be able to capture additional revenues other than what was in the general fund. When Commissioner Moak sat on a previous Board, there was art funds and fees for traffic enhancements because we couldn't get the projects done relying on the general fund. Commissioner Moak's biggest concern is that this is putting the general fund at risk for artwork and thinks our current policy allows it to be on the back of development. By having more development, it would increase the art fund in ways that would enhance our portfolio. Commissioner Moak understands the Commission does not wish to do that, but he wanted an opportunity to express his opinion.

Commissioner Novakovich supports this Resolution and Mr. Arntzen has presented a well-thought-out plan. The second paragraph of agenda report states that "...the funding comes from land sales, potential purchasers ponder if they are paying more than the land is worth to fund art." Commissioner Novakovich thinks the Port has raised approximately \$35,000 in the art fund, and yet, we just allocated \$125,000 into a fund. Commissioner Novakovich doesn't know how long it would take to raise that much money if we were to add it on to land sales. Commissioner Novakovich thinks as far as art is concerned and the amount of money in the general fund to pay for art, we have far exceeded anything we could expect from land sales, at least in the next biennium. Commissioner Novakovich assumes this is correct and inquired if Mr. Kooiker could estimate how much in land sales the Port would need to have to raise another \$65,000.

Mr. Kooiker cannot recall the amount per land sale but stated Ms. Hanchette might be able to answer Commissioner Novakovich's question, because she administers the policy in terms of when deals close and the appraisal issues.

Ms. Hanchette stated the Port policy currently in place includes a 3% fee to the appraised price; however, it depends on the parcel price and stipulations in the purchase and sale agreement.

Commissioner Novakovich stated the Port would need \$2,000,000 in land sales to equal what we are putting in the budget right now. He believes this would benefit the art fund rather than take away from it.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 13, 2022 MINUTES

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Mr. Kooiker stated Commissioner Novakovich's math is correct and even then, that does not consider any negotiation to not pay the fee, therefore it could potentially be more in land sales more than calculated.

With no further discussion, motion carried. All in favor 2 (Commissioners Hohenberg and Novakovich): 1 Nay (Commissioner Moak).

B. 1135 Update

Ms. Bader Inglima stated staff continues to work with the USACE on the 1135 project. USACE has amended their contract with TDX to include additional work on the shoreline to adjust for the erosion that happened during the wet spring and delays. This caused the rock and cobbles to wash out before the plants had an opportunity to grow. Ms. Bader Inglima outlined the process, and the contractor hopes to start the work next week. Ms. Bader Inglima stated this work will delay our celebration until next spring.

C. Rural County Capital Fund (RCCF) Update

Ms. Bader Inglima reported that the Port submitted a Rural Capital County Funds application for the work at the Vista Field southern gateway and hangar transformation.

D. Vista Field

1. Covenants, Conditions & Restrictions (CC&R's) Update

Ms. Hanchette informed the Commission that the Vista Field Covenants, Conditions and Restrictions (CC&R's) have been recorded. The CC&R's include one set for the overall development and one set for commercial.

2. MOU with City of Kennewick Update

Mr. Arntzen prepared a draft Memorandum of Understanding for the Kennewick City Manager for review. Mr. Arntzen stated that the discussion has been informal, and he believes the Port should revisit the MOU with the City in early 2023.

E. Kennewick Waterfront

1. Columbia Gardens Wine & Artisan Village Phase Two Ribbon Cutting

Ms. Bader Inglima stated the Port will be celebrating the Columbia Gardens Phase Two Grand Opening on September 15, 2022, from 2:00 to 5:00 p.m.

2. Columbia Gardens Summer Saturdays Night Market

Ms. Hanchette stated September 24th will be the last Summer Saturday Night Market at Columbia Gardens. The event will run from 4:00 p.m. to 8:00 p.m. and it is in connection with the Historic Kennewick Partnership's South Columbia (SoCo) Creative Art's Festival, which will be held from 10:00 a.m. to 3:00 p.m. Additionally, Monarcha Winery will be hosting a gallery reception at 5:00 p.m. to showcase the artist who was chosen for the SoCo district banners that hang on Columbia Drive and Washington Street.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 13, 2022 MINUTES

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3. Restroom Update

Mr. Peterson stated the Columbia Gardens shipping container restroom is ready for local contractors to bid.

F. Oak Street Update; Resolution 2022-25

Ms. Hanchette presented Resolution 2022-25, approving marketing 1526 E. 3rd Avenue for sale.

MOTION: *Commissioner Hohenberg moved to approve Resolution 2022-25, giving port staff permission to market port property located at 1526 E. 3rd Ave Kennewick for sale at \$150,000.00; and further moved that all action by Port officers and employees in furtherance hereof is ratified and approved; and further that the Port Chief Executive Officer is authorized to take all action and to execute necessary documents; Commissioner Novakovich seconded.*

PUBLIC COMMENT

No comments were made.

Discussion:

Commissioner Hohenberg appreciates Ms. Hanchette's presentation, and this will further economic development in that area. If the Port is able to repurpose this property and get fair market value, it is a win-win. Additionally, he does not think this property is a great reflection on the Port and believes selling the property is a great opportunity to further the area.

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

G. Maintenance Technician Update

Ms. Hanchette stated we are in the process of accepting applications and conducting interviews for a third maintenance technician.

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

Commissioners reported on their respective committee meetings.

I. Non-Scheduled Items

Mr. Peterson reported the appeal process for the redistricting has expired and the Port did not receive any appeals. Staff sent the Resolution and maps to the Benton County Assessor and they will address the documents after the November election.

Mr. Arntzen received an email from Patsy Martin, acting executive director of the Washington Public Ports Association (WPPA) and they have two openings on the Executive Committee. Pursuant to the WPPA bylaws, the positions must be filled by sitting commissioners and requires an application and letter expressing interest. Please let Mr. Arntzen or Ms. Scott know if you are interested in a position. This is a good opportunity for future discussion on the current Commission committees and whether they are appropriate for continuing in the future.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 13, 2022 MINUTES

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Mr. Arntzen reached out to Karl Dye, CEO of TRIDEC and offered to meet him at the food truck plaza for lunch. TRIDEC continues to assist the Port with Vista Field and recently, they represented the Port at the International Council of Shopping Centers conference in Las Vegas. Mr. Dye has been a very consistent and eager development partner.

Commissioner Hohenberg thanked staff for all of the projects they are working on and have completed. Additionally, he thanked Mr. Peterson and Ms. Lake for completing the redistricting project and the due diligence put forward. Commissioner Hohenberg stated we need to focus on all the projects we are doing and get them done.

Commissioner Novakovich inquired if Mr. Arntzen needed to address the Delegation of Authority.

Mr. Arntzen has asked Ms. Lake to review and make comments on the Delegation of Authority without input or influence from him. WPPA recently published an article regarding the Delegation of Authority, suggesting it be reviewed yearly.

Commissioner Novakovich stated as part of Resolution 2022-19, the President needs to appoint a Commissioner to participate in the CEO Evaluation Committee with the Chief Financial Officer and Port Counsel. Commissioner Novakovich asked Commissioner Hohenberg if he would serve on the CEO Evaluation Committee.

Commissioner Hohenberg accepted the position.

Commissioner Novakovich stated CEO Evaluation Committee is required to meet no later than September 15, 2022 and inquired if there were any objections to extend that date to September 30, 2022.

It is the Consensus of the Commission for the CEO Evaluation to meet by September 30, 2022.

PUBLIC COMMENTS

No comments were made.

COMMISSION COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:59 p.m.

**PORT OF KENNEWICK
REGULAR COMMISSION MEETING**

SEPTEMBER 13, 2022 MINUTES

DRAFT

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

PORT OF KENNEWICK

RESOLUTION No. 2022-24

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK
RELATED TO THE PORT'S ART POLICY***

WHEREAS, in 2016, in support of Port-sponsored art on Port property, the Commission established an Art Policy; and

WHEREAS, a percentage of land sales proceeds funded the policy; and

WHEREAS, implementation of the policy has been problematic due to variable levels of funding and complexity in administration of the policy; and

WHEREAS, the Commission wishes to reaffirm its commitment to Port-sponsored art on Port property, by establishing stable art funding through direct budget appropriation beginning with the 2023-2024 budget cycle.


NOW, THEREFORE, BE IT RESOLVED that the Port Commission hereby rescinds Resolution 2016-29 and Resolution 2021-18; and approves Resolution 2022-24 establishing stable art funding through direct budget appropriation beginning with the 2023-2024 budget cycle.

BE IT FURTHER RESOLVED that the Port Commission hereby and approves all action by port officers and employees in furtherance hereof; and directs the Port CEO to take all action necessary in furtherance hereof.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 13th day of September 2022.

***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By: 
0E53A30E1C8E442...
SKIP NOVAKOVICH, President

By: 
89F77EAC8921416...
KENNETH HOHENBERG, Vice President

By: Disapprove
THOMAS MOAK, Secretary

PORT OF KENNEWICK

RESOLUTION 2022-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING PARCEL PRICING FOR OAK STREET SURPLUS PROPERTY

WHEREAS, the Board of Commissioners identified vacant parcels in the Oak Street Industrial Park as surplus to its current needs through the 2021-2022 work plan; and

WHEREAS, the property located at 1526 E. 3rd Ave Kennewick meets the work plan surplus standard;


NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Port of Kennewick hereby authorizes port staff to market the above property for sale at a price of \$150,000.00.


BE IT FURTHER RESOLVED that the Port of Kennewick Board of Commissioners hereby ratifies and approves all action by port officers and employees in furtherance hereof; and authorizes the port Chief Executive Officer to take all action necessary in furtherance hereof.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 13th day of September 2022.

PORT of KENNEWICK BOARD of COMMISSIONERS

By: 
0E53A30E1C8E442...
SKIP NOVAKOVICH, President

By: 
89F77EAC8921416...
KENNETH HOHENBERG, Vice President

By: 
A35176A2D2CD413...
THOMAS MOAK, Secretary

RESOLUTION 2022-25
EXHIBIT A



- #1 - 1526 E. 3rd Ave
- #2 - Development Bldgs. A, B, C, D
- #3 - 1608 E. 3rd Ave
- #4 - 1515 E. 7th Ave
- #5 - 1620 E. 7th Ave
- #6 - Auction 2021
- #7 - Sold 2019
- #8 - Sold 2013
- #9 - Sold 2010
- #10 - Sold 2007
- #11 - Sold 2012
- #12 - 341 S. Oak
- #13 - Sold 2007

Port of Kennewick

Mid Year Budget Review – 2021/22

Managing Resources & Accountability

by Nick Kooiker, CFO/Auditor



- This budget update should be used as a stepping stone to help make decisions on 23/24 budget
- Preliminary Budget Workshop – 10/25/22
- Final Budget Adoption – 11/8/22



Budget Disclosures



Operating Division

Revenue & Expenses

EXHIBIT A



Revenues:
\$2,103,896

- Benchmark of 75%
- Operating revenues at 86%



Expenses:
\$4,345,892

- Benchmark of 75%
- Operating expenses at 61%
- Vista Field Maintenance Costs
- Shoreline Maintenance Costs



Non-Operating Division

Revenue & Expenses



Revenues:
\$10,355,051

- 75% Benchmark
- 2022 property taxes already booked.
~ \$400k higher due to new construction
- RCCF – 1135 Project



Expenses:
\$2,720,567

- 75% Benchmark
- Vista Field Loan Expense

Capital Projects 2021/2022

Item	Budget	Expended	Remaining
Shoreline Construction	\$2,250,000	\$1,696,443	\$553,557
Clover Island Master Plan	\$50,000	\$130,723	(\$80,723)
Columbia Drive & Duffy's Pond	\$600,000	\$101,454	\$498,546
City of Kennewick Partnership	\$500,000	\$500,000	\$0
City of Richland / Island View Infrastructure	\$800,000	\$800,000	\$0
City of Richland Center Parkway	\$400,000	\$200,000	\$200,000
Opportunity Fund	\$150,000	\$36,400	\$113,600
Port Buildings (Asset Replacement Program)	\$500,000	\$186,086	\$313,914
Miscellaneous Capital	\$100,000	\$19,166	\$80,834

EXHIBIT A



Capital Projects 2021/2022

Item	Budget	Expended	Remaining
Vista Field Loan Repayment	\$900,000	\$673,620	\$226,380
TBD Vista Field RCCF Project	\$3,785,000	\$107,736	\$3,677,264
Vista Field Fire Station (City of Kennewick)	\$125,000	pending	\$125,000
Vista Field Well	\$250,000	\$0	\$250,000
Vista Field "Team"	\$150,000	\$0	\$150,000
Vista Field Traffic Impact Fund/Central Park	\$100,000	\$0	\$100,000
VF Owners' Association Fund	\$200,000	\$29,398	\$170,602
VFDF A & B Exterior Improvements	\$600,000	\$0	\$600,000

EXHIBIT A





Benton County Rural County Capital Funds

Accumulated as of 6/30/22			Funds Reimbursed to Port		Available Balance	
\$ 3,669,107			\$ 497,001		\$ 3,172,106	

RCCF Balance

- Projected balance of \$3.5M at end of 2022
- County will only let you encumber amount of fund balance at the time of project application
- Accrues at approximately \$50k/month

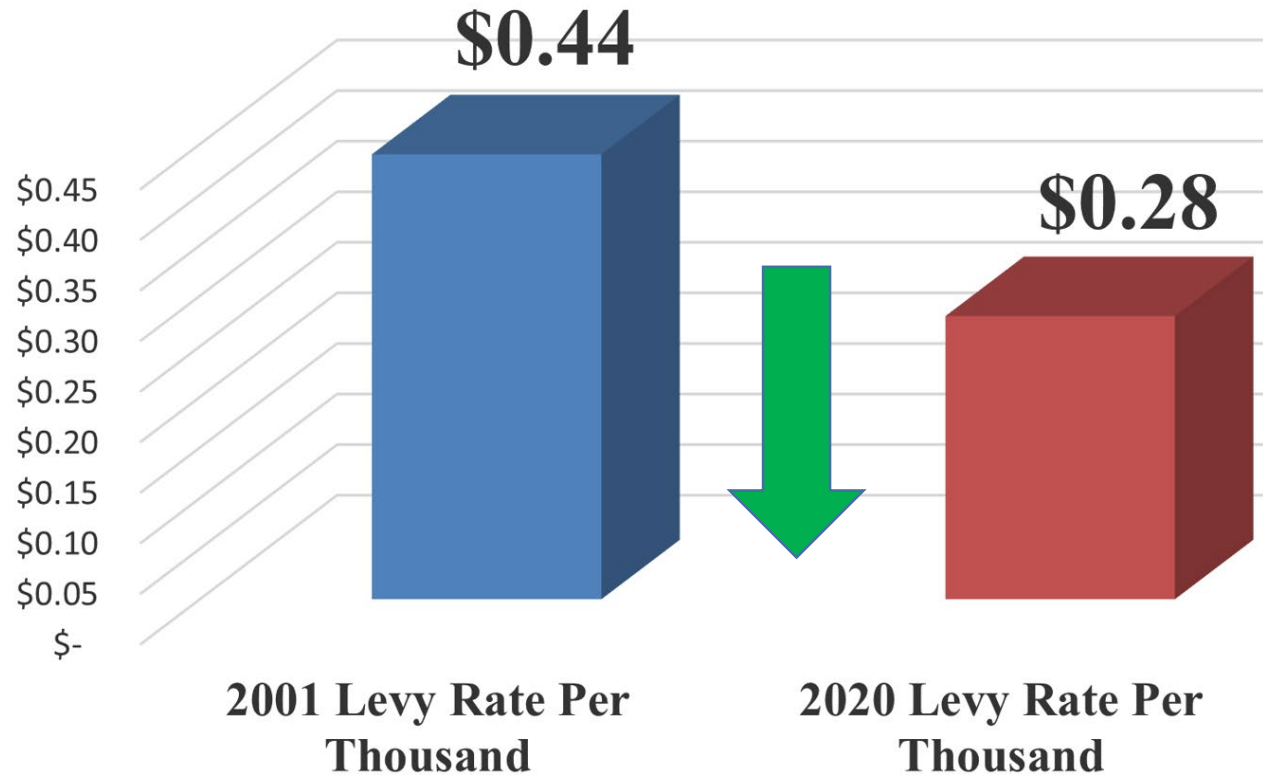


Conceptual 2023/24 Work Plan/Budget

Proposed Budget:

• VF Hangars	\$3,300,000	RCCF
• Vista Field Infrastructure, Phase II	\$1,325,000	CoK RCCF
• Vista Field Miscellaneous	\$ 350,000	
• Vista Field Parking	\$ 500,000	
• VF Satellite Shop	\$ 500,000	
• 1135 Shoreline	\$ 500,000	
• Clover Island	\$ 500,000	
• Columbia Drive	\$ 450,000	
• VFDF A Rehab	\$ 500,000	
• Art Project	\$ 100,000	
• City of Richland	\$ 300,000	
• Asset Replacement	\$ 500,000	
• Opportunity Fund	\$ 100,000	
• Bridge Lighting	\$ 25,000	
• Miscellaneous Capital	\$ 100,000	
Total:	\$9,050,000	

**Property Tax *Levy Rate* per thousand
has fallen to *only* \$0.28 in 2020!**



Property Tax Summary 2001 vs 2020

Net Position has risen to \$68+ million!



Net Position now \$68M

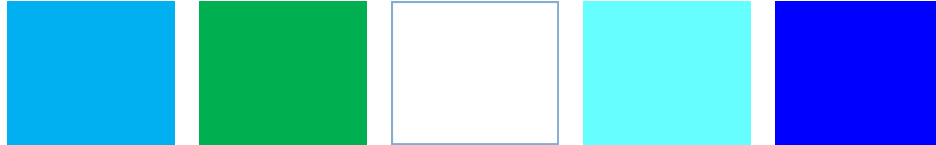


Thank You

Nick Kooiker, CFO/Auditor

509-586-1186

nick@portofkennewick.org



PORTofKENNEWICK
Open for Business!

2023-2024 WORK PLAN

Public Meeting
Port Commission Chambers
October 13, 2020 2:00 p.m.

Approved by Resolution 2022-XX
XXXXXXber XX, 2022

350 Clover Island Drive, Suite 200
Kennewick, WA 99336

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

www.PortofKennewick.org

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PRIORITY PROJECTS	
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OTHER PROJECTS/PROPERTIES	
Vista Field Industrial, Oak Street, Finley & Plymouth Island	Page 9
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PROSPECTIVE VISION

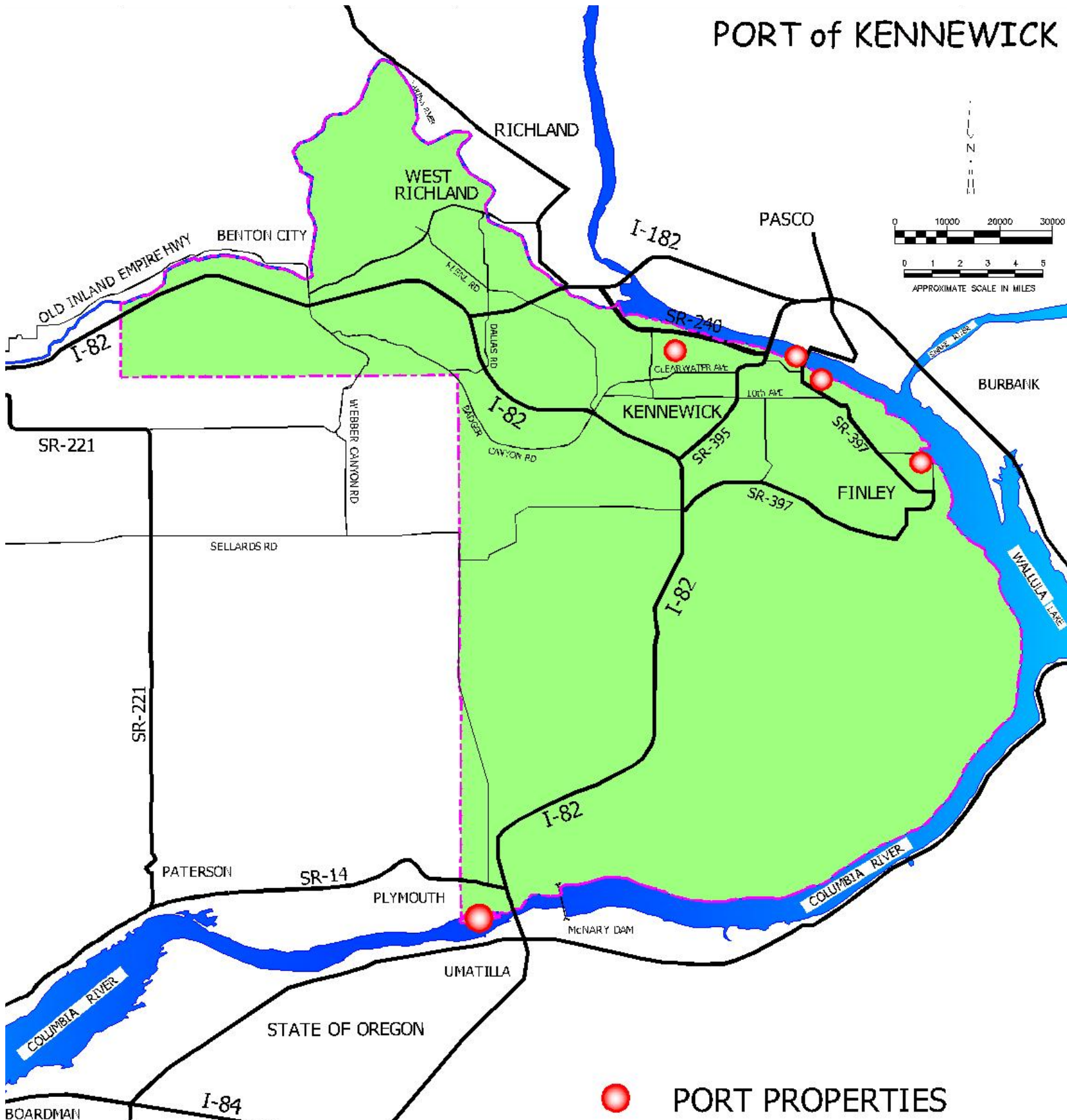
- **The Port is an economic development entity focused on redevelopment.**
- **The redevelopment role avoids duplicating private sector efforts while either or both invigorating areas of the district lagging in private sector investment and forging a economically sustainable development pattern.**
- **Acknowledge enormity of the Vista Field Redevelopment project and the significance of this effort to the entire Port district and larger Tri-City area.**
- **Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in 2017 and 2019**
- **Continue with Kennewick Waterfront District projects: Columbia Drive — Wine & Artisan Village and Clover Island Improvements**
- **Pursue projects with development partners demonstrating support (match funding, political support and enthusiasm)**
- Pursue fewer projects while selecting projects with the greatest benefit to the community
- Realize & support economic development opportunities with wine, culinary & tourism industry
- Continue to pursue grant funding opportunities
- Remain focused on containing operational expenses
- A strong focus must be placed on successfully running daily Port operations
- Remain solidly focused on the Port's core business and established priorities; not swayed by the oscillating influence of external entities

CAPITAL EXPENDITURE SUMMARY

Dated: September 9, 2022

2023/2024 DRAFT CAPITAL BUDGET		
Vista Field	Hangar Reinvention	\$ 3,300,000
Vista Field	Infrastructure next phase(s)	\$ 1,325,000
Vista Field	Team {Town Architect, Project Design }	\$ 350,000
Vista Field	Joint-Use Parking Lot Construction	\$ 500,000
Vista Field	Satellite Maintenance Facility	\$ 500,000
Clover Island	1135 Shoreline Enhancements [Match]	\$ 500,000
Clover Island	East Viewpoint/Stage Design & Construction	\$ 500,000
Columbia Drive	Various Construction projects	\$ 450,000
TBD Location	Art Project/Installation	\$ 100,000
Cable Bridge	Lighting Upgrades	\$ 25,000
City of Richland	TBD Mutually Agreed project	\$ 300,000
Vista Field [VFDF]	Site & Exterior Building Improvements	\$ 500,000
District-wide	Asset Replacement	\$ 500,000
District-wide	Opportunity Fund	\$ 100,000
District-wide	Miscellaneous Small Capital Projects	\$ 100,000
TOTAL		\$ 9,050,000

PORT of KENNEWICK



VISTA FIELD REDEVELOPMENT

- 103± Acres Combined
- Zoning/Utilities: UMU (Urban Mixed Use) with all Municipal Services

STRENGTHS

- Centrally located in the Tri-Cities, surrounded by vibrant commercial district (Columbia Center Mall) and adjacent to the Three Rivers Entertainment District (Toyota Center Coliseum, Three Rivers Convention Center and Tri-Cities Business & Visitor Center)
- Located within “Opportunity Zone” per 2017 Tax Cuts & Jobs Act

CHALLENGES

- ✱ Undertaking massive redevelopment effort while balancing district-wide objectives
- Limited financial resources
- Establishing a new land use and development paradigm in the community

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Reconstruct Corporate Hangars B & C based upon July 2022 Design Concepts (\$3,300,000 RCCF) ®
- ☐ Identify Mutual Beneficial Project with City of Kennewick and Complete Project (\$2,000,000 City of Kennewick RCCF) ®
- ☐ Vista Field Joint Use Parking Lots (Design & Construct) - \$500,000
- ☐ Vista Field Team (supporting marketing efforts) - \$350,000 ®
- ☐ Vista Field Satellite Maintenance Facility (Design & Construct) - \$500,000
- Market properties through RFP process & review proposals through the Collaborative Design Process ®

Remain true to the community’s vision remembering the initial steps, whether positive or negative, set the tone for the entire project.

Patience during the next two years coupled with selective decision making will yield positive results for decades.

Existing Contractual Obligation
Support Previously Expressed
 ® **Revenue Generation Potential**



KENNEWICK HISTORIC WATERFRONT DISTRICT (Clover Island & Columbia Drive)

- Clover Island 16 Acres; Columbia Drive 15.26 acres
- Zoning:/Utilities Clover Island CM (Commercial Marina); Columbia Drive UMU (Urban

STRENGTHS

- Unique waterfront property with tourism opportunities - lighthouse, gateway, marine, public plazas, shoreline trails, public art amenities & food truck cluster with commercial & recreational opportunities
- Located within “Opportunity Zone” per 2017 Tax Cuts & Jobs Act

CHALLENGES

- ✱ Balancing focus on both Kennewick waterfront and Vista Field redevelopment priority projects
- Surrounded by blighted neighborhoods consisting of residential, low-income, commercial-general and light industrial business-use properties
- Inconsistent design development standards within the area

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

CLOVER ISLAND

- ☐ Shoreline Restoration design assistance & construction matching funds (USACE 1135 Program) - \$500,000 ®
- ☐ Clover Island East Stage (Design & Construction) - \$500,000 ®
- Hold Clover Island properties until USACE shoreline restoration project completion

COLUMBIA DRIVE

- ☐ Wayfinding signage, Food Truck Plaza & Building Patio enhancements, Demonstration Vineyard and Town Architect - \$450,000
- Market Columbia Gardens, Willows & Cable Greens parcels to the private sector development (sale or lease) ®

Existing Contractual Obligation
Support Previously Expressed
® **Revenue Generation Potential**



VISTA FIELD — VFDF

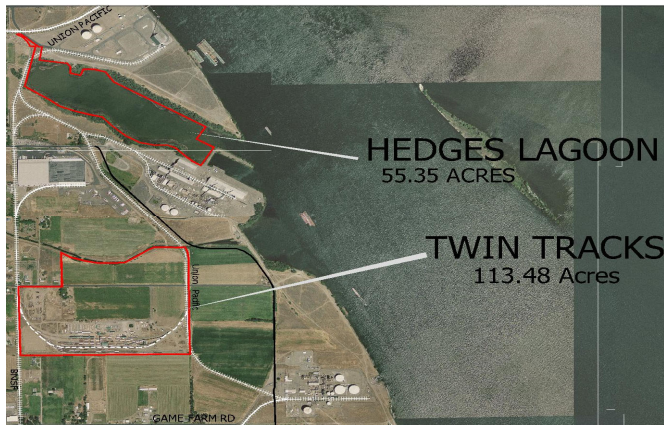


OAK STREET

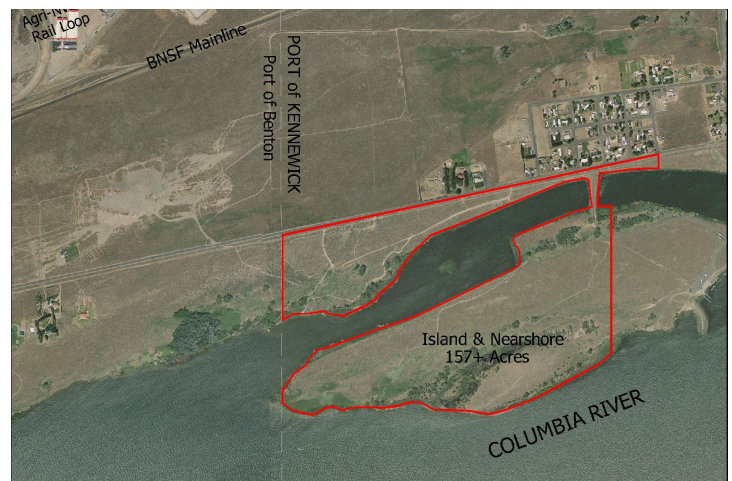


FINLEY

(Twin Tracks & Hedges Lagoon)



PLYMOUTH ISLAND

**SUGGESTED WORK & PROPERTY MANAGEMENT PLAN**

☐ VFDF buildings A & B exterior and site improvements - \$500,000 ®

- **Market available VFDF and Oak Street building space and Market vacant Oak Street parcels not identified for retention in Comprehensive Scheme ®**
- **Hold Hedges lagoon & Plymouth island s stewards of this land in recognition of the Port's MOU with the CTUIR**

Existing Contractual Obligation
Support Previously Expressed
® **Revenue Generation Potential**

DISTRICT-WIDE WORK PLAN PROJECTS

SUGGESTED WORK PLAN

- ☐ Remain focused on the day-to-day efforts to operate a successful Port District
- ☐ Complete projects authorized in 2021-2022 Budget
- ☐ **Pursue grant funding as appropriate** ®
- ☐ Support City of Richland and Kennewick Center Parkway roadway extension efforts from Gage Boulevard to Tapteal Drive (2020 Interlocal Agreement committing \$400,000)
- ☐ Support City of Richland effort to via Interlocal Agreement - **\$300,000**
- ☐ **Port asset replacement program (building upkeep & annual maintenance) - \$500,000** ®
- ☐ **Opportunity fund for yet to be identified small projects (either Port or outside agency) - \$100,000** ® *[dependent upon project(s) selected]*
- ☐ Miscellaneous capital - **\$100,000**
- ☐ Support Artwork Installation - **\$100,000**
- ☐ Support Cable Bridge Relighting effort - **\$25,000**
- ☐ Pursue water rights transfer from City of West Richland to Benton County (Fairgrounds) and Port properties (Vista Field)
- ☐ Due to favorable terms given to the City of West Richland in the Tri-City Raceway land sale, involvement in West Richland will be limited to observations and non-financial support when consistent with Port's sprawl avoidance philosophy
- ☐ Continue strengthening governmental relationships with CTUIR
- ☐ Continue strengthening governmental relationships with jurisdictional partners: City of Kennewick, City of Richland, City of West Richland, City of Benton City and Benton County

Existing Contractual Obligation
Support Previously Expressed
® **Revenue Generation Potential**



AGENDA REPORT

TO: Port Commission

FROM: Larry Peterson, Director of Planning & Development

MEETING DATE: September 27, 2022

AGENDA ITEM: Resolution No. 2022-26; Work Plan 2023-2024

- I. REFERENCE(S):** 2023-2024 Work Plan, Resolution 2022-26
- II. FISCAL IMPACT:** \$9,050,000 Capital Budget allocation (\$4,425,000 Port funds & \$4,625,000 discretionary Benton County RCCF)
- III. DISCUSSION:** The Port's adoption of a work plan for the next two years of 2023 and 2024 would establish and fund numerous capital projects to be undertaken. The attached version of the 2023-2024 Work Plan is the result of months of discussion by the Port Commission and input received on September 13, 2022 after the initial presentation and discussion of the draft document.

Potential projects and/or funding amounts were adjusted based upon input received by the Commission and further staff refinement. Those projects or amounts not discussed in detail were left unchanged.

IV. ACTION REQUESTED OF COMMISSION:

Motion: I move approval of Resolution 2022-26 adopting the Port of Kennewick 2023-2024 Work Plan; and further authorize the port Chief Executive Officer to take all actions necessary to implement this Work Plan.

PORT OF KENNEWICK

Resolution No. 2022-26

***A RESOLUTION OF THE PORT OF KENNEWICK
BOARD OF COMMISSIONERS ADOPTING THE 2023-2024 WORK PLAN***

WHEREAS, the Port of Kennewick Commission received a presentation at its Regular Meeting on Tuesday, September 13, 2022, to discuss proposed plans and development policies to be undertaken and implemented in calendar years 2023-2024; and

WHEREAS, following this presentation the Commission discussion resulted in minor modifications to the Work Plan presented by staff; and

WHEREAS, the requested modifications have been incorporated into the document titled “Port of Kennewick 2023-2024 Work Plan”.

NOW, THEREFORE, BE IT HEREBY RESOLVED the Board of Commissioners of the Port of Kennewick hereby adopts the 2023-2024 Work Plan as attached hereto and identified as “Exhibit A”; and further authorize the port Chief Executive Officer to take all actions necessary to implement this Work Plan.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 27th day of September, 2022.

***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By: _____

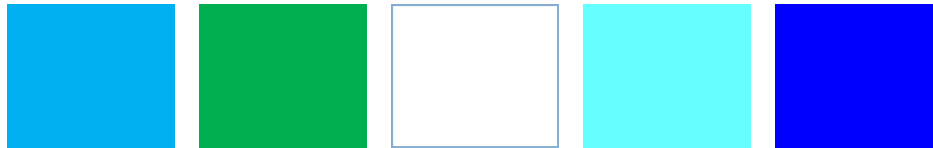
SKIP NOVAKOVICH, President

By: _____

KENNETH HOHENBERG, Vice President

By: _____

THOMAS MOAK, Secretary



PORTofKENNEWICK
Open for Business!

2023-2024 WORK PLAN

Approved by Resolution 2022-26
September 27, 2022

350 Clover Island Drive, Suite 200
Kennewick, WA 99336

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

www.PortofKennewick.org

PROSPECTIVE VISION Page 2

CAPITAL EXPENDITURE SUMMARY Page 3

DISTRICT BOUNDARY MAP..... Page 4

PROPERTY PORTFOLIO

PRIORITY PROJECTS

 Vista Field Redevelopment Page 5

 Kennewick Historic Waterfront District (Clover Island & Columbia Drive) Page 7

OTHER PROJECTS/PROPERTIES

 Vista Field Industrial, Oak Street, Finley & Plymouth Island Page 9

ADDITIONAL WORK PLAN PROJECTS Page 10

PROSPECTIVE VISION

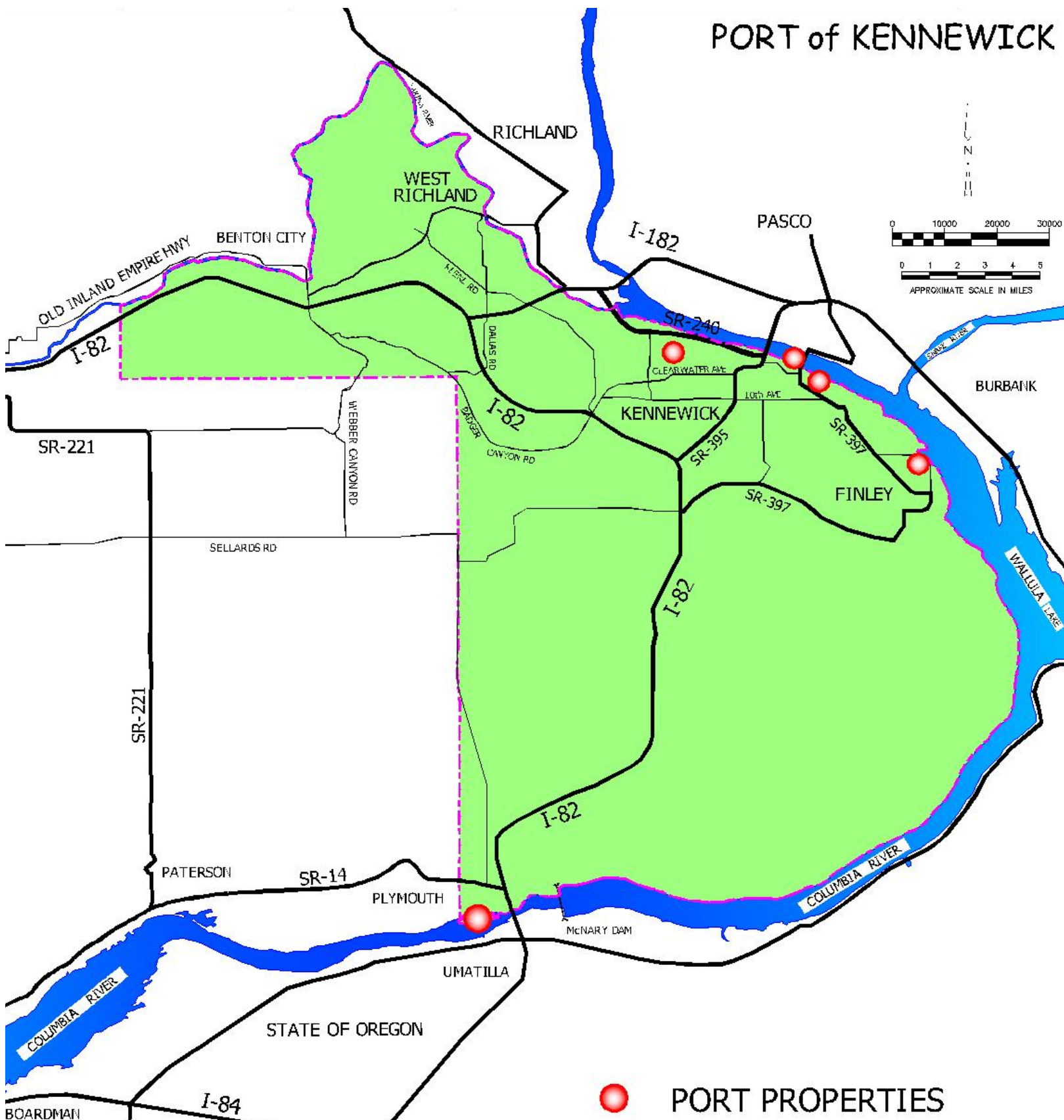
- **The Port is an economic development entity focused on redevelopment.**
- **The redevelopment role avoids duplicating private sector efforts while either or both invigorating areas of the district lagging in private sector investment and forging a economically sustainable development pattern.**
- **Acknowledge enormity of the Vista Field Redevelopment project and the significance of this effort to the entire Port district and larger Tri-City area.**
- **Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in 2017 and 2019**
- **Continue with Kennewick Waterfront District projects: Columbia Drive — Wine & Artisan Village and Clover Island Improvements**
- **Pursue projects with development partners demonstrating support (match funding, political support and enthusiasm)**
- Pursue fewer projects while selecting projects with the greatest benefit to the community
- Realize & support economic development opportunities with wine, culinary & tourism industry
- Continue to pursue grant funding opportunities
- Remain focused on containing operational expenses
- A strong focus must be placed on successfully running daily Port operations
- Remain solidly focused on the Port's core business and established priorities; not swayed by the oscillating influence of external entities

CAPITAL EXPENDITURE SUMMARY

Dated: September 14, 2022

2023/2024 DRAFT CAPITAL BUDGET			
Vista Field	Hangar Reinvention	\$ 3,300,000	RCCF
Vista Field	Infrastructure next phase(s)	\$ 1,325,000	RCCF
Vista Field	Team {Town Architect, Project Design }	\$ 350,000	
Vista Field	Joint-Use Parking Lot Construction	\$ 500,000	
Vista Field	Satellite Maintenance Facility	\$ 500,000	
Clover Island	1135 Shoreline Enhancements [Match]	\$ 500,000	
Clover Island	East Viewpoint/Stage Design & Construction	\$ 500,000	
Columbia Drive	Various Construction projects	\$ 450,000	
TBD Location	Art Project/Installation	\$ 100,000	
City of Richland	TBD Mutually Agreed project	\$ 300,000	
Vista Field [VFDF]	Site & Exterior Building Improvements	\$ 500,000	
District-wide	Asset Replacement	\$ 500,000	
District-wide	Opportunity Fund	\$ 125,000	
District-wide	Miscellaneous Small Capital Projects	\$ 100,000	
TOTAL		\$ 9,050,000	

PORT of KENNEWICK



VISTA FIELD REDEVELOPMENT

- 103± Acres Combined
- Zoning/Utilities: UMU (Urban Mixed Use) with all Municipal Services

STRENGTHS

- Centrally located in the Tri-Cities, surrounded by vibrant commercial district (Columbia Center Mall) and adjacent to the Three Rivers Entertainment District (Toyota Center Coliseum, Three Rivers Convention Center and Tri-Cities Business & Visitor Center)
- Located within “Opportunity Zone” per 2017 Tax Cuts & Jobs Act

CHALLENGES

- ✱ Undertaking massive redevelopment effort while balancing district-wide objectives
- Limited financial resources
- Establishing a new land use and development paradigm in the community

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Reconstruct Corporate Hangars B & C based upon July 2022 Design Concepts (\$3,300,000 RCCF) ®
- ☐ Identify Mutual Beneficial Project with City of Kennewick and Complete Project (\$1,325,000 City of Kennewick RCCF) ®
- ☐ Vista Field Joint Use Parking Lots (Design & Construct) - \$500,000
- ☐ Vista Field Team (supporting marketing efforts) - \$350,000 ®
- ☐ Vista Field Satellite Maintenance Facility (Design & Construct) - \$500,000
- Market properties through RFP process & review proposals through the Collaborative Design Process ®

Remain true to the community’s vision remembering the initial steps, whether positive or negative, set the tone for the entire project.

Patience during the next two years coupled with selective decision making will yield positive results for decades.

Existing Contractual Obligation
Support Previously Expressed
 ® *Revenue Generation Potential*



AGENDA REPORT

TO: Port Commission

FROM: Larry Peterson, Director of Planning & Development

MEETING DATE: August 9, 2022

AGENDA ITEMS: Vista Field Hangar Reuse Concept – Design, Cost Estimate & Path Forward

I. REFERENCE(S): Vista Field Corporate Hangar Reuse Concept drawings date July 26, 2022

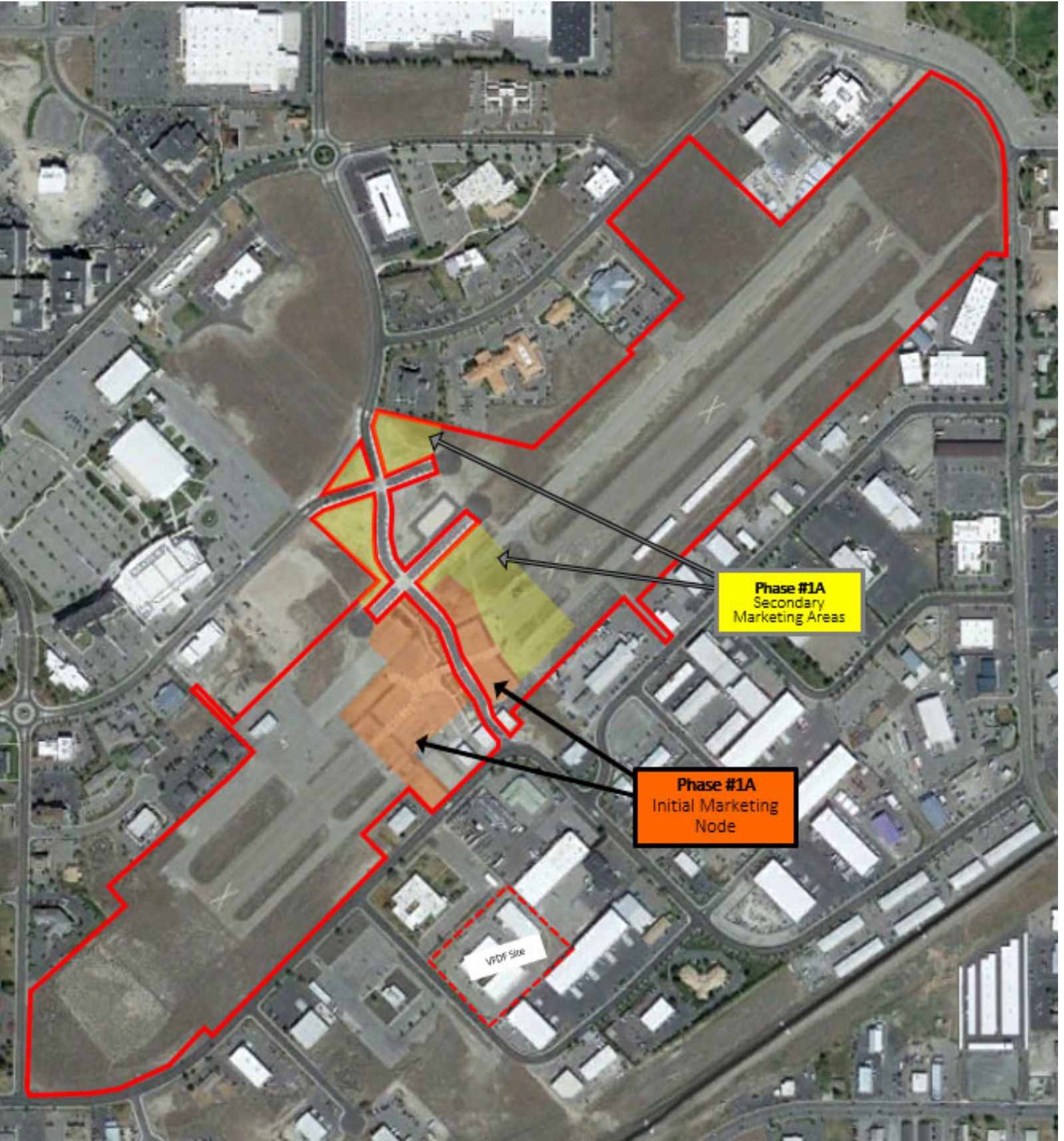
II. FISCAL IMPACT: Officially none at this time; however, moving toward allocation of \$3,250,000 of Benton County Rural County Capital Funds.

III. DISCUSSION: Since the Vista Field master planning Charrette in November 2014 questions and ideas have evolved about what and how the former aircraft hangars on Deschutes Avenue would contribute to the Vista Field redevelopment project. Concepts developed early in this process were found to be challenging to implement and cost prohibitive due to complexities of converting the buildings from storage uses to some more vibrant uses such as retail or restaurants. Concepts were revised in 2019-2020 however the application of the newly adopted Washington State Energy Code added even more requirements such that the estimated costs could not be justified.

In early 2022 staff working with a design team (CJKT Architects & Parametrix) approached the reuse challenge with the two equal goals; “lean” focused and working within the applicable codes. The result was a concept to make the buildings, “not buildings” in the eyes of the applicable codes while creating the most vibrant place possible within the budget constraints. The reuse concept was shared with the Commission and public on July 26, 2022, and was well received. Staff worked with the design team to incorporate/address concerns (wind & security) raised at that meeting.

A master budget cost estimate deemed “reasonable” at this stage of design is \$3,250,000 which includes construction, sales tax, soft costs (design & construction management, permits, fees) and a 15% contingency. The only element shown in the renderings not included in this “base bid” would be a second bathroom building in/under Hangar C, however this element could/would be bid as an alternate. At the July 26th meeting it was incorrectly stated that the next step forward would involve a formal resolution whereas prior RCCF projects retained resolution consideration/approval to the later stage of actually executing a Disbursement Agreement with Benton County.

IV. ACTION REQUESTED OF COMMISSION: *Obtain Commission consensus to proceed with preparation and submittal of a Rural County Capital Fund in the amount of \$3.25M for the Hangar Reuse project in substantial conformance with the design concepts date July 26, 2022.*



KENNEWICK HISTORIC WATERFRONT DISTRICT (Clover Island & Columbia Drive)

- Clover Island 16 Acres; Columbia Drive 15.26 acres
- Zoning:/Utilities Clover Island CM (Commercial Marina); Columbia Drive UMU (Urban

STRENGTHS

- Unique waterfront property with tourism opportunities - lighthouse, gateway, marine, public plazas, shoreline trails, public art amenities & food truck cluster with commercial & recreational opportunities
- Located within “Opportunity Zone” per 2017 Tax Cuts & Jobs Act

CHALLENGES

- ✱ Balancing focus on both Kennewick waterfront and Vista Field redevelopment priority projects
- Surrounded by blighted neighborhoods consisting of residential, low-income, commercial-general and light industrial business-use properties
- Inconsistent design development standards within the area

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

CLOVER ISLAND

- ☐ Shoreline Restoration design assistance & construction matching funds (USACE 1135 Program) - \$500,000 ®
- ☐ Clover Island East Stage (Design & Construction) - \$500,000 ®
- Hold Clover Island properties until USACE shoreline restoration project completion

COLUMBIA DRIVE

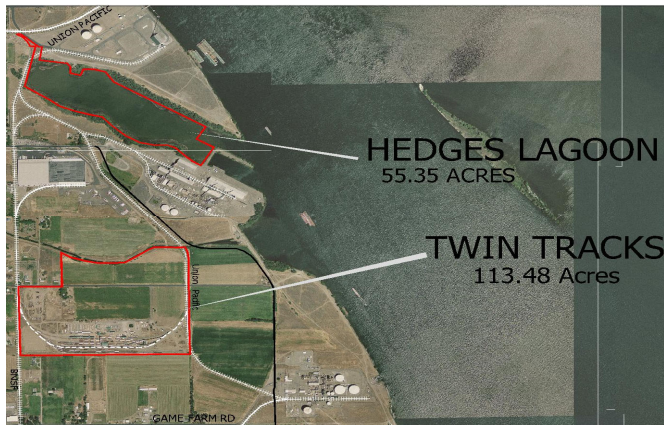
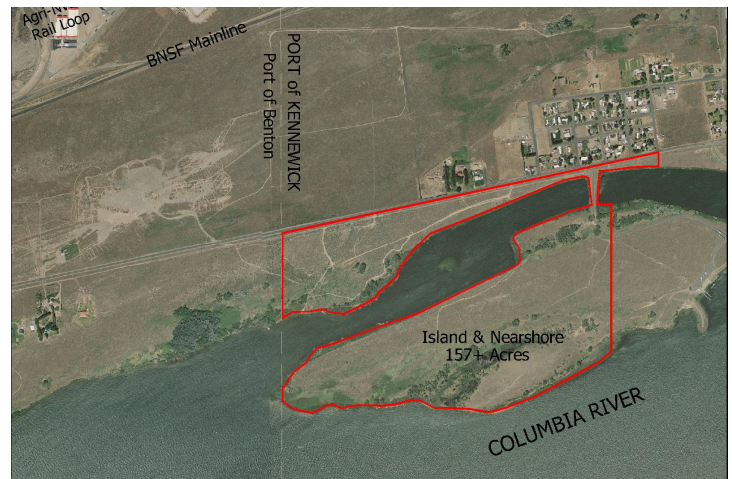
- ☐ Wayfinding signage, Food Truck Plaza & Building Patio enhancements, Demonstration Vineyard and Town Architect - \$450,000
- Market Columbia Gardens, Willows & Cable Greens parcels to the private sector development (sale or lease) ®

Existing Contractual Obligation
Support Previously Expressed
® **Revenue Generation Potential**



VISTA FIELD — VFDF**OAK STREET****FINLEY**

(Twin Tracks & Hedges Lagoon)

**PLYMOUTH ISLAND****SUGGESTED WORK & PROPERTY MANAGEMENT PLAN**

☐ VFDF buildings A & B exterior and site improvements - \$500,000 ®

- **Market available VFDF and Oak Street building space and Market vacant Oak Street parcels not identified for retention in Comprehensive Scheme ®**
- **Hold Hedges lagoon & Plymouth island s stewards of this land in recognition of the Port's MOU with the CTUIR**

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 ® **Revenue Generation Potential**

DISTRICT-WIDE WORK PLAN PROJECTS

SUGGESTED WORK PLAN

- ☐ Remain focused on the day-to-day efforts to operate a successful Port District
- ☐ Complete projects authorized in 2021-2022 Budget
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- ☐ Support City of Richland and Kennewick Center Parkway roadway extension efforts from Gage Boulevard to Tapteal Drive (2020 Interlocal Agreement committing \$400,000)
- ☐ Support City of Richland effort to via Interlocal Agreement - **\$300,000**
- ☐ **Port asset replacement program (building upkeep & annual maintenance) - \$500,000 ®**
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- ☐ Support Artwork Installation - **\$100,000**
- ☐ Pursue water rights transfer from City of West Richland to Benton County (Fairgrounds) and Port properties (Vista Field)
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- ☐ Continue strengthening governmental relationships with CTUIR
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Existing Contractual Obligation

Existing Contractual Obligation

Support Previously Expressed

® **Revenue Generation Potential**



AGENDA REPORT

TO: Port Commission

FROM: Amber Hanchette, Director of Real Estate & Operations

MEETING DATE: September 27, 2022

AGENDA ITEM: Resolution No. 2022-27; Collaborative Design Process

I. REFERENCE(S): Resolution No. 2022-27; Collaborative Design Process

II. FISCAL IMPACT: N/A

III. DISCUSSION: The Collaborative Design Process is a living document, and the Board of Commissioners have approved prior revisions to this document. Document intent is clear identification of expectations for both the Port and prospective buyers and builders.

After review, the Port team feels the Guidelines should be amended to simplify the process and attract investors. Suggested amendments do not diminish the design requirements at Vista Field but rather address lessons learned to this stage. The three main areas of revision involve:

- Establishing format consistency with the Port's land sale policy while clearly identify additional information needed to consider Vista Field proposals;
- Retaining all submittal detail requirement but shifting those requirements to reflect realistic sequencing expectations {unrealistic to expect all details up front};
- Removing the text regarding the marketing plan as those actions have already been implemented and inclusion does not aid the development review process.

The Port team will continue to evaluate the effectiveness of this policy and will present future revisions to the Commission for approval as needed.

IV. ACTION REQUESTED OF COMMISSION:

Motion: I move approval of Resolution 2022-27 revising the Collaborative Design Process; and further authorize the Port CEO and staff to implement the process.

PORT OF KENNEWICK

RESOLUTION 2022-27

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK RESCINDING RESOLUTION 2016-23 AND APPROVING THE AMENDED GUIDELINES FOR VISTA FIELD DEVELOPMENT PROPOSALS

WHEREAS, the Board of Commissioners of the Port of Kennewick approved Resolution 2016-23 on September 27, 2016 amending the procedure by which the Port of Kennewick (Port) shall provide public notice of Vista Field development opportunities and the process by which the Port shall receive, evaluate and accept development proposals; and

WHEREAS, the collaborative design process within the Guidelines needs to be amended to simplify the process and attract investors; and

WHEREAS, the Commission shall continue to evaluate the effectiveness of this policy over time and reserves the right to expand, amend or rescind this policy as appropriate.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Port of Kennewick hereby rescinds Resolution 2016-23.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Port of Kennewick hereby approves and adopts the amended Guidelines for Vista Field Development Proposals as attached in Exhibit A, and directs the Chief Executive Officer (CEO) to take all action necessary to implement these procedures.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 27th day of September, 2022.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

By: _____

SKIP NOVAKOVICH, *President*

By: _____

KENNETH HOHENBERG, *Vice President*

By: _____

THOMAS MOAK, *Secretary*

PORT OF KENNEWICK
GUIDELINES FOR VISTA FIELD DEVELOPMENT PROPOSALS

These guidelines identify the procedure by which the Port of Kennewick (Port) shall receive, evaluate and accept development proposals.

I. NOTICE OF DEVELOPMENT OPPORTUNITIES

The Port will prepare project information including a description of development-ready site(s); and notify the public of site availability by various methods as appropriate, including making direct contact with potential builders.

II. RECEIPT OF DEVELOPMENT PROPOSALS

A builder wishing to develop available Vista Field property shall submit a Letter of Intent (LOI) describing the builder's experience and the proposed development concept for the site as described in the Proposal Submission Checklist (Attachment "A").

III. EVALUATION OF DEVELOPMENT PROPOSALS

LOIs will be reviewed by the Port CEO. If the LOI demonstrates that the builder possesses the relevant experience, that the development concept is likely to assist with the redevelopment of the property and that the price and terms are reasonable, then the CEO will arrange for the parties to participate in a preliminary collaborative design process described below.

- A. Preliminary Collaborative Design Process. The Port and builder (working through each party's design team) shall meet to refine the development concept described in the LOI. This meeting may be by telephone conference or other preliminary discussion. The preliminary collaborative design process shall consist of:
 - 1. Initial project development concept will be reviewed. The parties will endeavor to produce rough project sketches and assemble photographs and other illustrative materials.
 - 2. Upon successful completion of the initial meeting, a design meeting will be conducted whereby the parties will refine the development concept and the rough sketches in order for the builder to produce a schematic design mutually acceptable to the parties.
- B. Initial Evaluation by Port Commission. Upon successful completion of the preliminary collaborative design process, the CEO shall present all relevant project information to the Port Commission for evaluation. The Port Commission may take any action deemed appropriate with respect to proposal evaluation, including but not limited to requesting the parties to further refine the proposal through final design. In this case, the Port Commission shall grant the builder exclusive negotiating rights with respect to the proposal and site for a period of 90 days. During the exclusive negotiating period, the Port will not accept any other proposal for the site.

- C. Final Collaborative Design Process. Provided the parties enter into the final collaborative design process, the builder, at its expense, shall produce of a set of drawings acceptable to the Port including site and representative floor plans with elevations for the major elements of the project. Schematic drawings shall also include exterior sections reflecting proposed architectural design and building materials. Emphasis will be placed on exteriors and especially, elevations facing streets and public spaces. The plans shall include a conceptual site plan which should include a sample or conceptual planting plan for site vegetation. Additionally, the builder shall describe the proposed schedule of development. Any contingencies that may affect this timeline shall be identified by builder. The Port may request additional project information.
- D. Final Presentation to Port Commission. Upon successful completion of the final collaborative design process, the CEO shall report to the Port Commission related to the overall progress of the project, including a staff recommendation related to the project. The Port Commission shall either reject the development proposal or direct the CEO to negotiate a purchase and sale agreement (or ground lease) with the builder. If the parties are unable to execute a purchase and sale agreement within 60 days, the proposal shall expire, and each party shall be relieved of all further obligations related to the proposed development.

IV. POST PURCHASE AND SALE AGREEMENT MATTERS

- A. Project Refinement. Upon execution of a purchase and sale agreement, the builder shall apply to the City of Kennewick (City) for project review and permitting. Should the City require changes to the project which materially alters the project, the parties will then attempt to negotiate the changes required in order for the builder to receive City approval of its project. If the parties are unable to negotiate changes required in order for the builder to receive City approval within a 60 days, the development proposal shall expire, each party shall be relieved of all further obligations. Any earnest money deposited by the builder shall be refunded to the builder, less any applicable administrative fee.
- B. Construction Progress. The Port will monitor construction and provide periodic updates to the Port Commission.

V. MISCELLANEOUS MATTERS

- A. All discussions between the parties are to explore the builder's qualifications and the viability of a development proposal. A binding obligation shall only be created by a written agreement setting forth all material terms, signed by the parties; and approved by an affirmative vote by the Port Commission;
- B. The Port may arrange for further action including introducing the concept to the Port Commission or appropriate third parties in order to perform due diligence and the parties understand that complete confidentiality cannot be guaranteed;
- C. Each party shall be responsible for all costs it incurs with respect to this matter, including professional and attorney's fees and costs;
- D. The Port makes no representations with respect to the property and the builder agrees to exercise all due diligence it deems necessary;

- E. Development proposals may be subject to disclosure under the Washington State Public Records Act;
- F. The Port reserves the right to verify builder credentials and to request supplemental information; and
- G. The Port Commission may waive any of these requirements for builders where the total project value, including land price, is expected to be less than \$1,500,000.

SIGN A PETITION

AGAINST THE PROPOSED HORSE HEAVEN HILLS (HHH) WIND TURBINE FARM

- **Project Scope:** 150-244 wind turbines 499'-671' high along the HHH ridgeline from Finley to Kiona
- **Developer Scout Clean Energy** applied directly to the Energy Facility Site Evaluation Council, (EFSEC) in Olympia, bypassing Benton County local government



SCOUT CLEAN ENERGY SIMULATED VIEW LOOKING ACROSS DALLAS ROAD AND BADGER CANYON TO HHH RIDGELINE

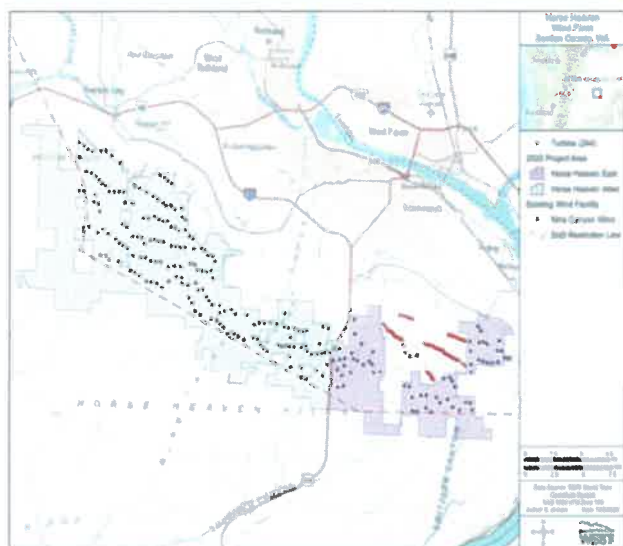


Figure 3. Proposed Turbine layout within the Horse Heaven Wind Farm in Benton County, Washington.

24 MILES FROM FINLEY TO KIONA ALONG THE HHH RIDGELINE

To date, NO LOCAL PUBLIC HEARING...WE LOST OUR VOICE!

UPON DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) RELEASE, THE PUBLIC SHOULD HAVE 30 DAYS TO SEND COMMENTS TO EFSEC OR TESTIFY AT A VIRTUAL OR PUBLIC HEARING.

SIGN A PETITION OR GET A FLYER AT THESE LOCATIONS:

DAILY DURING BUSINESS HOURS:

- FINLEY SHOPPER, 222608 E GAME FARM RD., FINLEY
- BENTON CITY PNW PROPERTY ADVISORS, 511 9TH ST., BENTON CITY
- KENNEWICK PIK-A-POP, 526 W COLUMBIA DR., KENNEWICK

DAILY 5-7 PM:

- BADGER CANYON, S 816 PR SE, KENNEWICK

GET A FLYER ANY TIME AT THESE LOCATIONS:

- BADGER CANYON, S 816 PR SE, KENNEWICK
- 6026 W. CLEARWATER AVE, KENNEWICK

SIGN A PETITION ONLINE:

CREATED BY



<mailto:decide.locally@gmail.com>

OTHERS OPPOSING THIS PROJECT:

tricitescare.org
save-our-ridges.org



ORCHARDISTS/DIVERSIFIED AGRICULTURISTS

- Average local annual temperature increases of 3-4° (or perhaps 4-10°?), mostly at night per a Harvard study.
Could this:
 - Push bud break?
 - Higher night temperatures at the wrong time?
 - Delay ripening and fruit pick?
 - Impact sugar content?
 - Harvest pushed into frost season?
 - Require more frost control when turbines stop?
- Think “out-of-the-box” questions for your crops. How much will these things cost you?

HERBICIDES & CHEMICAL DRIFT

- Sulfonylureas (SU) have been used in the HHH for 30 years with residues in the soils above 7.5 pH for 18+ months. There is currently no analytical SU testing and no way of knowing how often SU damage occurs without plant bioassays changed weekly and observed to document when SUs or any other herbicide are affecting the diversified crops, orchards, vineyards, or residential plants. SUs cannot be analytically detected in the ground.
- SU residue from fugitive dust storms during 100+ miles of road construction can cause repeated low dose exposures that attack terminal and root growth in all broadleaf plants and weaken a plant's immune system such that it won't recover.
- Diversified agriculture crops are more sensitive to wheat sulfonylurea (SU) herbicides per the EPA. Fall cherry SU damage study showed 90% flower abortion in the Spring with no other symptoms.
- An 850-acres study by Battelle confirmed paraquat from a HHH wheat field drifted over 400 square miles from Kiona to Pasco as far as Foster Wells Road to Finley, Canyon Lakes, and Badger Canyon.
- In 1993, WSDA pulled 250,000 acres in Benton County out of aerial application. This halted 50 years of damage to downwind diversified agriculture from 2-4-D, sulfonylureas, Bromoxynil and Roundup.
- Chemical laden dust from construction can impact diversified ag for 2 years or more.

TOPOGRAPHY & METEOROLOGY

- The HHH topography and meteorology is unique only to the Tri-Cities and nowhere else in the USA replicates our area (Battelle Meteorology).
- The HHH topography is distinctive with dryland wheat at 1200' above sea level and numerous canyons drawing the air down to 500' to the valley floor where irrigated diversified agriculture resides. That air then spreads across Badger Canyon, Kiona, Finley, and the Tri-Cities.

- The HHH meteorology is unpredictable with inversions, air turbulence, and air movement from altitude peak, canyons, and seven hills changing the wind patterns.

RESEARCH

- There has been research within the turbine fields but no independent research on the impacts of large wind farms to downwinders.
- Research from the Gobi Desert showed increased climate change (rising heat), increased fluctuation of wind turbulence and increased fluctuation of wind patterns downwind.

HOMEOWNERS

- Damage to residential plants, shrubs, and laws may be mistaken for nutrient deficiency, harmful insects, etc. and cost thousands of dollars for maintenance or replacement.
- Increased power costs
- Decreased property values, with a subsequent decrease in revenues to school
- Loss of view
- Noise and light pollution
- Shadow flicker
- Detrimental health effects (headaches, insomnia, dizziness)

TOURISM

- Employs 4700 jobs vs. Scout Clean Energy's estimated 16 permanent jobs post construction.
- In 2021, tourism brought in \$489.3M in revenue, resulting in \$51.2M in local and state taxes.

OTHER ISSUES

- This project totally disregards the Benton County future growth plan.
- The impact to our unique and fragile shrub-steppe, migratory bird pathways, and at-risk/endangered species habitats is immeasurable.
- Man-made changes like this double the impact on farmers.
- The project developer has a 35-year lease with the option to renew for another 35 years. How much will it cost our region in tourism, property value loss, and damage to diversified agriculture over that time period?
- Wind power is an unreliable source of energy and must rely on backup power.
- Battery storage technology isn't advanced enough to store wind-produced power.

NOTICE OF DRAFT EIS RELEASE

- 1. EFSEC IS GOING TO RELEASE THE “DRAFT EIS” TO BENTON COUNTY AND RESIDENTS LATE FALL TO REVIEW OVER THE HOLIDAYS THANKSGIVING TO NEW YEARS WITH A HEARING IN JANUARY.** THEY ARE GIVING 45 DAYS INSTEAD OF 30 BECAUSE OF THE HOLIDAYS; THEY DO NOT WANT TESTIMONY!
- 2. WE NEED VIGILANCE THE NEXT 7 WEEKS TO PREPARE WRITTEN TESTIMONY AND TO PREPARE TO TESTIFY IN JANUARY.**
- 3. OUR VOICES AND RESEARCH COUNT BUT WE NEED EVERYONE SPEAKING AND THINKING OUT OF THE BOX QUESTIONS AS THERE IS NO RESEARCH ON DIVERSIFIED AG AS WE HAVE HERE IMPACTING OUR COMMUNITY AND THE UNIQUE RELATIONSHIP BELOW HHH. ASK QUESTIONS!**



Say No To The Horse Heaven Hills Wind Farm

save-our-ridges.org

Horse Heaven Hills simulated photo

The Horse Heaven Hills wind farm project would be up to 244 giant wind turbines
on 24 miles of Tri-City ridgelines from Finley all the way to Benton City.

605 feet

Observation Deck 520 feet

Space Needle

How tall is a Horse Heaven
Hills Wind Turbine?
500 to 671 feet

How to help?

Donate at: www.gofundme.com/f/save-our-horse-heaven-hills

Funds needed to help build the community awareness and to hire an attorney.

Or mail checks to:

Barry Bush

709 S. Hawaii Street

Kennewick, WA 99336

Go to: save-our-ridges.org/

www.gofundme.com/f/save-our-horse-heaven-hills

m.facebook.com/SaveOurRidgesTC

www.gopetition.com/petitions/just-say-no-to-the-horse-heaven-wind-farm.html

Contact: Local commissioners at commissioners@co.benton.wa.us

State of Washington Energy Facility Site Evaluation Council at <https://www.efsec.wa.gov/>

INFORMATION SHEET ON THE PROPOSED HORSE HEAVEN HILLS (HHH) WIND FARM
(WILL STRETCH 24 MILES FROM FINLEY, ALONG THE RIDGE LINE ABOVE BADGER CANYON TO
KIONA/BENTON CITY AND WILL BE VISIBLE FOR MILES)

Developer: Scout Clean Energy (SCE) is a Colorado company and is a portfolio company of Quinbrook Infrastructure Partners out of Australia. SCE currently has **NO** wind or solar projects under development or operating in its home state.¹

Acres: The proposed project's lease boundary encompasses up to 72,428 acres (11,850 for turbines and 10,755 for solar). Two different turbine layouts are proposed: 244 turbines at 496-499' in height each or 150 turbines reaching between 657-671'. Blade span will be between 417-459' or 518-557', respectively.²

Local Need: Per Benton PUD, this area does not need the power from wind to meet current clean energy standards – the electricity produced here is already 93% carbon free. SCE has not been transparent about the quantity and destination of renewable energy and have put a lot of emphasis on selling it to large corporations.² Whatever is produced will be sent to the west side as SCE is expected to submit bids to deliver electricity to west side utilities; the rest siphoned off to California.³ All three Benton County Commissioners and the Benton County Public Utility District disapprove of this project.⁴ SCE purposely applied directly to the Energy Facility Site Evaluation Council (EFSEC), bypassing Benton County authorities, because of the opposition.

Approving Authorities: EFSEC has not visited our area or to understand our topography (canyons, valleys, and air movements/inversions). The members are relying on inaccurate information provided by the applicant, including output ratings vs. capacity factor, tax revenues, and proximity to residential areas. In addition, Governor Inslee has made it known that he is in favor of the HHH wind farm without waiting for the Environmental Impact Statement.⁵ Inslee also recently gutted legislation that would have given Eastern Washington residents more input and a broader, long-term look at where wind and solar projects are sited.⁶

Property Values: Evidence shows large wind farms can reduce home values up to over 5 miles away as much as 12%.⁷ Greenfield Advisors, a real estate consulting firm in Seattle, states that the US has seen 0-35% decrease in property values. Just the visual intrusion of these large industrial machines could impact property values and could lower property taxes collected for local schools, making it difficult to operate and/or build schools without new bonds. An Ontario Superior Court Judge (2013) determined property values suffered with the court accepting a 22-55% reduction near large wind farms.⁸ Research publications disputing these claims are almost all funded by green energy organizations or suppliers of green energy equipment.

Habitat: The project bisects the Pacific Migration Flyway. It will increase avian mortality of our diverse avian population including migratory birds and birds of prey such as the State-endangered Ferruginous Hawk that resides and nests in the HHH. Our fragile shrubsteppe ecosystem will be further degraded. The environmental impacts cannot be overstated.

Health: There is a growing body of evidence that low frequency noise from wind turbines can affect human health. Sleep interruption, noise and light issues, headaches, nausea, and vertigo are all potential issues.

Jobs: Scout Clean Energy's application estimates the Phase 1 workforce to be 26 at the start, ramp up to 467 six months later, and end after two months. The Phase 2 average workforce is estimated to be 271 over a 10-month period. There will only be 16-20 permanent jobs post-construction.² It is not clear how many of these construction or post-construction jobs would be locally sourced.

Fire: The wind turbines and solar panels present a serious fire risk,⁹ especially when the nearest fire stations are manned by volunteers. Fighting a fire 499-671' in the air is impossible; fighting a ground fire under a wind turbine presents an additional danger from falling objects spreading to wheat fields and canyons stacked with tumbleweeds and cheatgrass.

Green Energy: Wind machines are not green or environmentally friendly. Building and erecting wind turbines requires hundreds of tons of materials — steel, concrete, fiberglass, copper, and more exotic stuff like neodymium and dysprosium used in permanent magnets. All of it has a carbon footprint. The International Renewable Energy Agency predicts that we'll have to deal with a cumulative 78 million metric tons of antiquated solar panel waste and tens of millions of tons of old turbine blades by 2050.¹⁰

Reliability: Wind power is unreliable and requires back up sources of power when wind is not available. Benton PUD data shows that the Nine Canyon Wind Farm has a 25% capacity factor and estimates that the HHH Wind Farm's will be 30% given the additional height of the turbines.

Tourism: We have a flourishing wine industry that brings in tourism that could be impacted by the aesthetics of the project. "Building wind farms can create land use conflicts, in particular when they are located in natural areas used for tourism and outdoor recreation. ... and studies have shown that opposition to wind farms most commonly stems from the fact that wind turbines degrade people's visual experience of the nature."¹¹

Alternatives: Small nuclear reactors are the most feasible zero carbon replacement technology for fossil fuel power plants.¹²

Funds are required for legal support and to build public awareness to stop this project. Please donate to www.gofundme.com/f/save-our-horse-heaven-hills. Cash can be dropped off at or checks can be made out and mailed to Barry Bush, 709 S. Hawaii St., Kennewick, WA 99336. Donations are not tax deductible at this time.

Sources:

¹ Scout Clean Energy Projects (<https://scoutcleanenergy.com/super-projects/>)

² Horse Heaven Application (<https://www.efsec.wa.gov/energy-facilities/horse-heaven-wind-project/horse-heaven-application>)

³ A proposed \$1.7 billion wind and solar project generates hopes and fears in South Central Washington state, Seattle Times, Hal Bernton, 5/4/21 (<https://www.seattletimes.com/seattle-news/a-proposed-1-7-billion-wind-and-solar-project-generates-hopes-and-fears-in-south-central-washington-state/>)

⁴ Wind Power Development Questioned, 9/3/20 (<https://www.bentonpud.org/Newsroom/Wind-Power-Development-Questioned>)

⁵ Gov. Inslee supports wind farms ahead of Horse Heaven decision during Tri-Cities visit, Annette Cary, 2/23/22 (<https://www.tri-cityherald.com/article258656458.html>)

⁶ Inslee guts legislation to look at how wind, solar projects would change Eastern WA, Annette Cary, 3/28/22 (<https://www.tri-cityherald.com/article258656458.html>)

⁷ Gone with the Wind: Valuing the Visual Impacts of Wind Turbines through House Prices, Stephen Gibbons, London School of Economics and Political Sciences & Spatial Economics Research Centre, April 2014 (<http://www.spatial-economics.ac.uk/textonly/SERC/publications/download/sercdp0159.pdf>)

⁸ Court says turbines reduce property values, but dismisses lawsuit against wpd, CountyLive, 4/28/13 (<https://www.countylive.ca/court-says-turbines-reduce-property-values-but-dismisses-lawsuit-against-wpd/>)

⁹ The Wind Turbine Fire Problem, By the Numbers, 2/12/19 (<https://www.firetrace.com/fire-protection-blog/wind-turbine-fire-statistics/>);

The true cost of wind turbine fires and protection, 9/8/20 (<https://www.windpowerengineering.com/the-true-cost-of-wind-turbine-fires-and-protection/>);

The burning issue of wind turbine fires, 10/29/20 (<https://www.powerengineeringint.com/renewables/wind/the-burning-issue-of-wind-turbine-fires/>)

¹⁰ Wind Turbines on Washington's Horse Heaven Hills – How Not To Pursue a Green New Deal, James Conca, 3/8/21 (<https://www.forbes.com/sites/jamesconca/2021/03/08/wind-turbines-on-washingtons-horse-heaven-hills--how-not-to-pursue-a-green-new-deal/?sh=97ec833508d6>)

¹¹ Wealth of Wind and Visitors: Tourist Industry Attitudes towards Wind Energy Development in Iceland, 6/30/21 (<https://www.mdpi.com/2073-445X/10/7/693>)

¹² Small Modular Reactors: Adding to Resilience at Federal Facilities, 1/25/18, (<https://www.energy.gov/ne/downloads/small-modular-reactors-adding-resilience-federal-facilities>)

A PETITION TO GOVERNOR INSLEE AND THE STATE ENERGY FACILITY SITE EVALUATION COUNCIL

WE, CITIZENS OF WASHINGTON, HEREBY GIVE OUR SIGNATURE TO PETITION AGAINST THE HORSE HEAVEN HILLS WIND FARM PROJECT STRETCHING 24 MILES OF THE TRI-CITIES RIDGE LINE FROM SOUTH OF TRI-CITIES IN FINLEY, ABOVE SOUTH KENNEWICK, ABOVE BADGER CANYON EXTENDING TO KIONA/BENTON CITY.

THE WIND PROJECT DEVELOPER PLANS TO BUILD AND ERECT 244 WIND MACHINES TALLER THAN THE SPACE NEEDLE ALONG THE ENTIRE SKYLINE OF TRI-CITIES AND BADGER CANYON. *THERE HAS BEEN NO PUBLIC HEARING LOCALLY* SO OUR VOICE HAS NOT BEEN HEARD. THIS POWER IS NOT NEEDED LOCALLY AND WOULD LIKELY BE SOLD OUT OF STATE. THIS PROJECT SITE CONSTRAINS THE BENTON COUNTY GROWTH PLAN. THE WASHINGTON STATE FISH AND WILDLIFE EXPRESSED CONCERNS ABOUT INCREASED MORTALITY OF ENDANGERED AVIAN SPECIES, SUCH AS, FERRUGINOUS HAWKS AND MIGRATORY BIRDS SUCH AS SANDHILL CRANES. THE FRAGILE SHRUB STEPPE ECOSYSTEM WILL BE FURTHER DEGRADED AS WILL NATIVE PLANTS, SOME OF WHICH ARE PROTECTED. THE TRI-CITIES SKYLINE WILL BE FOREVER CHANGED. THE CONSTANT LOW FREQUENCY NOISE, BLADE FLICKER REFLECTIONS, AND 244 FLASHING RED LIGHTS ON THE MACHINES AT NIGHT POSE HEALTH RISK TO HUMANS INCLUDING HEADACHES, LOSS OF SLEEP, AND VERTIGO FROM THE CONSTANT NOISE THAT CAN CARRY OVER LONG DISTANCES. THERE IS EVIDENCE THAT TURBULENCE FROM LARGE WIND PROJECTS ACCELERATE MOISTURE LOSS FROM THE SOIL AND WILL INCREASE LOCAL TEMPERATURES. **WE HAVE GRAVE CONCERNS ABOUT IMPACTS TO OUR LOCAL WINE INDUSTRY, FRUIT ORCHARDS, AND DIVERSIFIED AGRICULTURE. PROPERTY VALUES WILL BE DECREASED.**

I AM AGAINST CONSTRUCTION OF THE WIND FARM ON HORSE HEAVEN HILLS RIDGE OF TRI-CITIES AND BADGER CANYON.

	PRINT LEGAL NAME	SIGNATURE	DATE	ADDRESS	CITY	STATE ZIP-CODE	EMAIL ADDRESS	PHONE
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Please return signed forms to Margaret Hue, 29204 S 816 PR SE Kennewick, WA 99338

	PRINT LEGAL NAME	SIGNATURE	DATE	ADDRESS	CITY	STATE ZIP-CODE	EMAIL ADDRESS	PHONE
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HOW CAN BUSINESS OWNERS & ORGANIZATIONS HELP?

1. **EFSEC IS GOING TO RELEASE THE DRAFT EIS TO BENTON COUNTY AND RESIDENTS LATE FALL TO REVIEW OVER THE HOLIDAYS THANKSGIVING TO NEW YEARS WITH A HEARING IN JANUARY.**
THEY ARE GIVING 45 DAYS INSTEAD OF 30 BECAUSE OF THE HOLIDAYS; THEY DO NOT WANT TESTIMONY SO WE NEED VIGILANCE THE **NEXT 7 WEEKS TO PREPARE WRITTEN TESTIMONY, PREPARE TO TESTIFY IN JANUARY.**
 2. **SIGN THE ONLINE PETITION AND FORWARD TO OTHERS**
 - HELP PROJECT ECONOMIC LOSS FOR 35 YEARS AND RENEWED ANOTHER 35 YEARS,
 - LOSS OF DIVERSIFIED AG CROPS FROM RISING TEMPERATURES AT NIGHT, INCREASED WIND TURBULENCE, CHANGE OF WEATHER PATTERNS, REDUCED MOISTURE, DELAYED PICKS, REDUCED SUGAR CONTENT, REDUCED SIZE AND HARVEST YIELD
 - REDUCTION IN TOURISM,
 - LOSS OF JOBS & EMPLOYMENT TO TOURISM, GROWTH, AND REDUCED AG PRODUCTION
 - OVERLAPS BENTON COUNTY GROWTH PLAN,
 - PROPERTY VALUE REDUCTION
 - HEALTH RISKS TO OVER 6 MILES FROM TURBINES,
 - BANKRUPTCIES FROM PROPERTY VALUE REDUCTION;
 - LOSS OF REVENUE
 3. SUPPORT AGAINST A PRECEDENT TO BE SET TO BYPASS LOCAL GOVERNMENT DECISION MAKING.
 4. PROVIDE THE EDUCATIONAL FLYER, SIGN A PETITION TO BE SIGNED/SCANNED
 5. **THERE IS NO DOWNWIND RESEARCH OUTSIDE LARGE WIND FARMS WITH WHEAT INSIDE THE PERIMETER AND OUTSIDE THE PERIMETER FALLS 700 FT WITH DRAINAGE CANYONS TO THE VALLEY FLOOR WITH UNIQUE DIVERSIFIED AGRICULTURE AND 300,000 RESIDENTS.** WE HAVE TO ASK “**OUT OF THE BOX QUESTIONS!**” NO ONE ELSE WILL.
 6. INFORM YOUR CONSTITUENTS **THIS PROPOSAL** FOR THE WIND FARM IS **BYPASSING THE PEOPLE FROM KNOWLEDGE OF IT HAPPENING** (GIVING HOLIDAYS TO COMMENT??)
-

HOW CAN FARMERS/GROWERS HELP?

PROJECT ECONOMIC LOSS OVER 35 YEARS and AGAIN FOR 35 more years:

THINK "OUT OF THE BOX" QUESTIONS AS THERE IS NO RESEARCH ON DIVERSIFIED AG CROPS AS GROWN BELOW HHH

1. **EFSEC IS GOING TO RELEASE THE "DRAFT EIS" TO BENTON COUNTY AND RESIDENTS LATE FALL TO REVIEW OVER THE HOLIDAYS THANKSGIVING TO NEW YEARS WITH A HEARING IN JANUARY.** THEY ARE GIVING 45 DAYS INSTEAD OF 30 BECAUSE OF THE HOLIDAYS; THEY DO NOT WANT TESTIMONY SO **WE NEED VIGILANCE THE NEXT 7 WEEKS TO PREPARE WRITTEN TESTIMONY, PREPARE TO TESTIFY IN JANUARY.**
 2. **SIGN THE ONLINE PETITION AGAINST THE HHH WIND FARM AND HAVE WORKERS SIGN AND FORWARD ON**
 - **rising temperatures; climate change** extending growing season; 3-4 degrees local annual average increase but peak may be 6-8-10 degree rise mostly at night..then what?
 - risk of early bud break;
 - potential **frost** damage; extra **helicopter** costs, longer time operating **smudge pots**;
 - can **small fruit** be a factor?
 - Reduced sugar content
 - **lack of moisture** from heat drying temps faster;
 - **reduced yields** from **chemical "su" laden dust THAT WSU said the low dose exposures repeated and repeated and repeated is more harmful than a big drift and how much** over the 2 years construction and maybe longer? Could each "su" dust storm cost 1% and the next one 3% as each time it weakens the plant?
-

HOW CAN REALTORS HELP?

- **RESEARCH the REDUCTION OF PROPERTY VALUES**
 - **COMPILE A REPORT TO BE PRESENTED TO EFSEC AND THE GOVERNOR ON HOW THIS HHH WIND FARM WILL IMPACT PROPERTY VALUES AND GROWTH OF TRI-CITIES & TESTIFY AT HEARING**
 - **THE STUDIES SHOW PEOPLE'S HEALTH FORCES THEM TO MOVE, PROPERTY VALUE IS REDUCED AND MANY OWE MORE THAN THEY CAN NOW SELL FOR SO BANKRUPTCIES WILL BE ON THE RISE.**
 - **HAVE CLIENTS AND RESIDENTS "SIGN THE ONLINE PETITION" AGAINST THE WIND FARM**
 - **COURT CASES IN ONTARIO, CANADA DETERMINED 22% - 55% REDUCTION IN PROPERTY VALUE**
 - **12% REDUCTION AS FAR AS 5 MILES FROM THE TURBINE FARM (LONDON)**
 - **GREENFIELD ADVISORS, SEATTLE, US HAS SEEN UP TO 35% DECREASE IN PROPERTY VALUES**
 - **AUSTRALIAN STUDY SHOWED 97% OF RESIDENTS AND FARMERS MOVED FROM HOMES WITHING 10 KM (6.25 MILES) FROM ILLNESSES FROM TURBINES**
 - **THE VISUAL INTRUSION CAN REDUCE PROPERTY VALUES**
 - **AREAS DIRECTLY BELOW TURBINE FARMS WILL BE IMPACTED MORE WITH TURBINE NOISE**
 - **BLADE FLICKER AND BLINKING RED LIGHTS WILL LOWER PROPERTY VALUES, MORE SO IF ILLNESS WITH HEADACHE, NOISE POLLUTION, LOSS OF SLEEPP**
 - **HOMEOWNERS 6.25 MILES (10 KM) BELOW THE 24 MILE RIDGE LINE SHOULD BE CONCERNED OF HEALTH EFFECTS AND REDUCED PROPERTY VALUE**
 - **REDUCED HOME VALUES CAUSE REDUCED PROPERTY TAXES**
-

HOW CAN RESIDENTS HELP?

EFSEC IS GOING TO RELEASE THE DRAFT EIS TO BENTON COUNTY AND RESIDENTS LATE FALL TO REVIEW OVER THE HOLIDAYS THANKSGIVING TO NEW YEARS WITH A HEARING IN JANUARY. THEY ARE GIVING 45 DAYS INSTEAD OF 30 BECAUSE OF THE HOLIDAYS; THEY DO NOT WANT TESTIMONY SO **WE NEED VIGILANCE THE NEXT 7 WEEKS TO PREPARE WRITTEN TESTIMONY, PREPARE TO TESTIFY IN JANUARY.**

- **TALK** to neighbors, share flyer and sign a petition to give a voice back that they bypassed.
 - **EDUCATE** neighbors, friends and family
 - Think **"OUT OF THE BOX"**! It is for 25 years!
 - **HOW** might these **wind turbines** affect YOU?
 - Increased **CHEMCIAL LADEN FUGITIVE DUST PM2.5 STORMS?**
 - **CHEMICAL** Damage to shrubs, plants, trees & gardens?
 - Increased local temperatures 3-4 degrees annually with night time rising 5-6-8-10 degrees so rising power bills for 35 years and 35 more when renewed;
 - Rising temperatures at night and noise from turbines possibly up to 11 miles away in some areas
 - Health, Loss of sleep, blade flickering, loss of view
 - Talk to realtors on property value reduction when health makes you move and property value is reduced to less than you owe, so bankruptcies will rise.
-

PROPOSED FABRIC STRUCTURE
INSTALLATION PROJECT

GREENBRIER (GBX) RAIL SERVICES







Greenbrier Rail Services
228919 E. Cochran Rd
Kennewick, WA 99337
Office: (866)858-3967
Fax: (509) 585-0501

September 14, 2022

Amber Hanchette
Director | Real Estate & Operations
Port of Kennewick

Re: Proposed Fabric Structure Installation Project
Greenbrier Rail Services
Finley, Washington

Ms. Hanchette:

Greenbrier Rail Services (GRS), an industry leader in the manufacture and repair of railcars, is currently leasing property located at 228919 Cochran RD Finley, Washington from the Port of Kennewick. Per the terms of the lease, we would like to request your permission to erect a semi-permanent fabric structure over existing rail track at our facility.

Fabric structure will be approximately 174' wide x 350' long (nominal 60,900 sf) with a maximum height of 45'. Structure will be located over existing track and shown on the attached conceptual layout. The work will also include removal of one (1) existing building and an existing crane structure located in the footprint of the proposed structure as shown on the attached aerial view of the site (a close-up view of the structures to be removed is also attached for your information). Fabric structure will consist of arched steel frames supported by foundations designed for the specific site conditions. Fabric will be installed and attached to the steel frames as shown on the attached isometric view. All plans will be designed by a professional engineer licensed in the State of Washington and submitted to Benton County Building Officials for approval and permitting. On completion, record drawings and inspection reports will be submitted to you for your files.

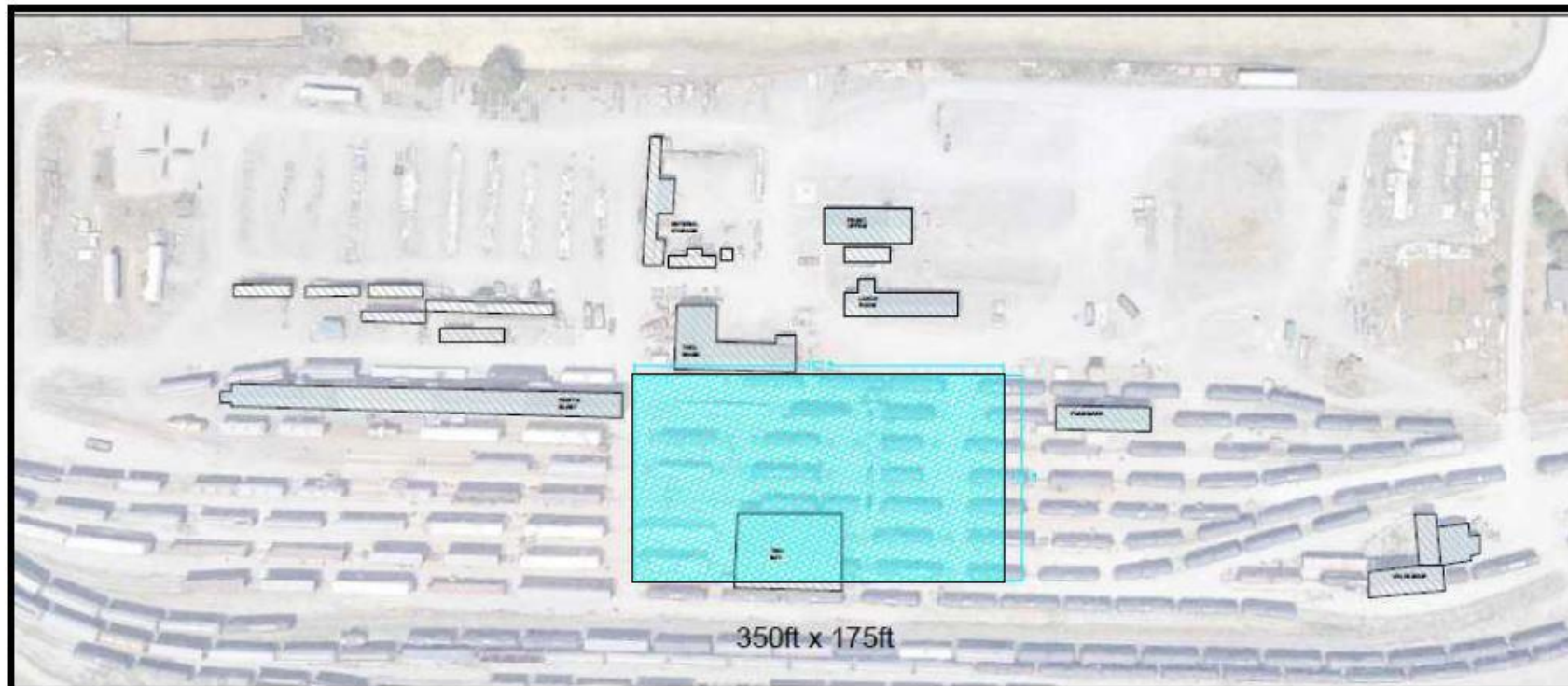
Our Construction Manager for this work is RFW Construction Group. Please contact me or our Construction Manager representative Ray Lowrance (ph: 731-445-5630, email: rlowrance@rfwgroup.com) for additional information or with any questions. We are available to meet or conference with you to discuss the project in detail.

We appreciate your consideration and look forward with your permission to move forward.

Sincerely,
Greenbrier Rail Services

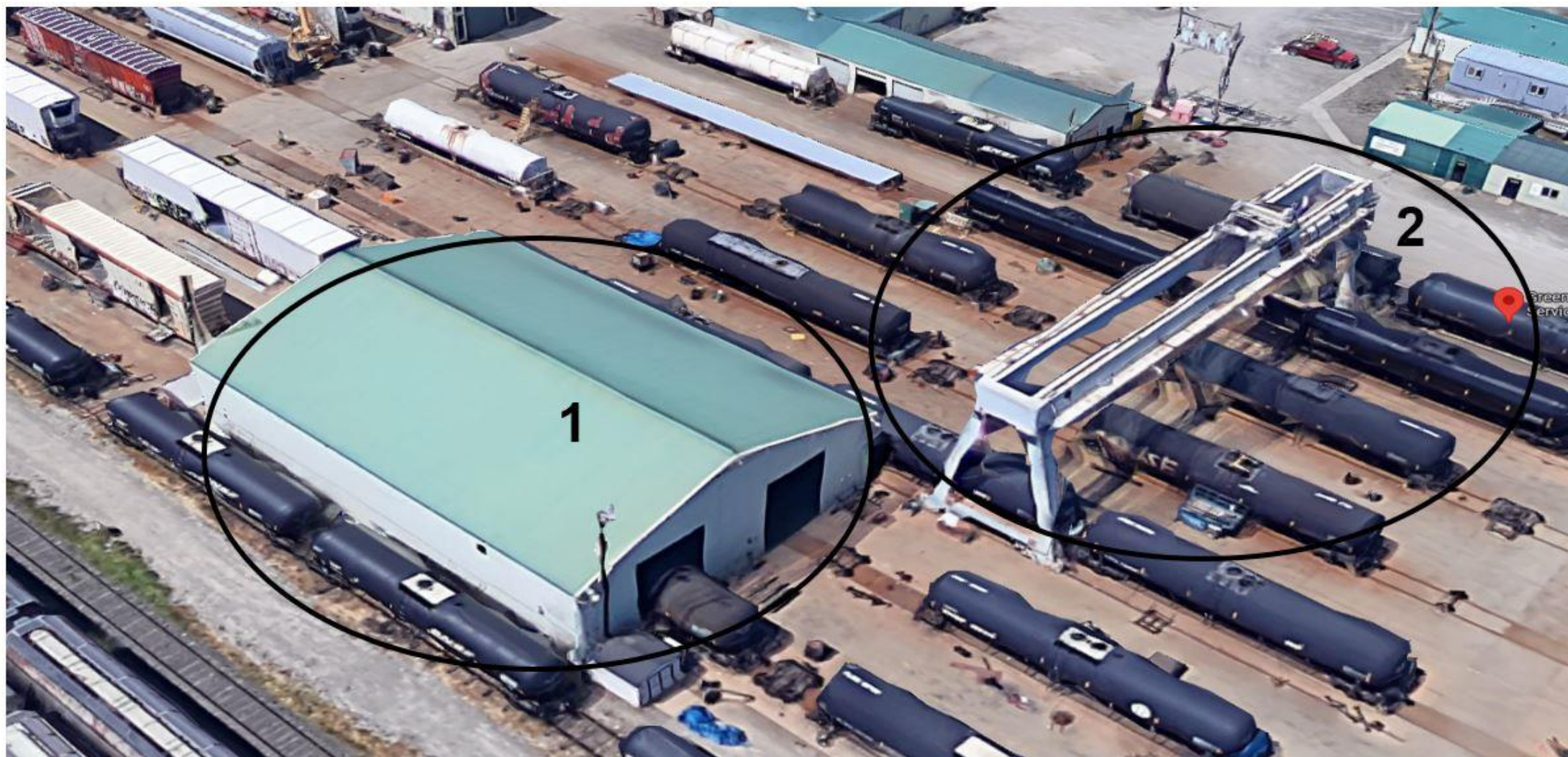
Todd Richardson
Finley Plant Manager

Finley Tent Project

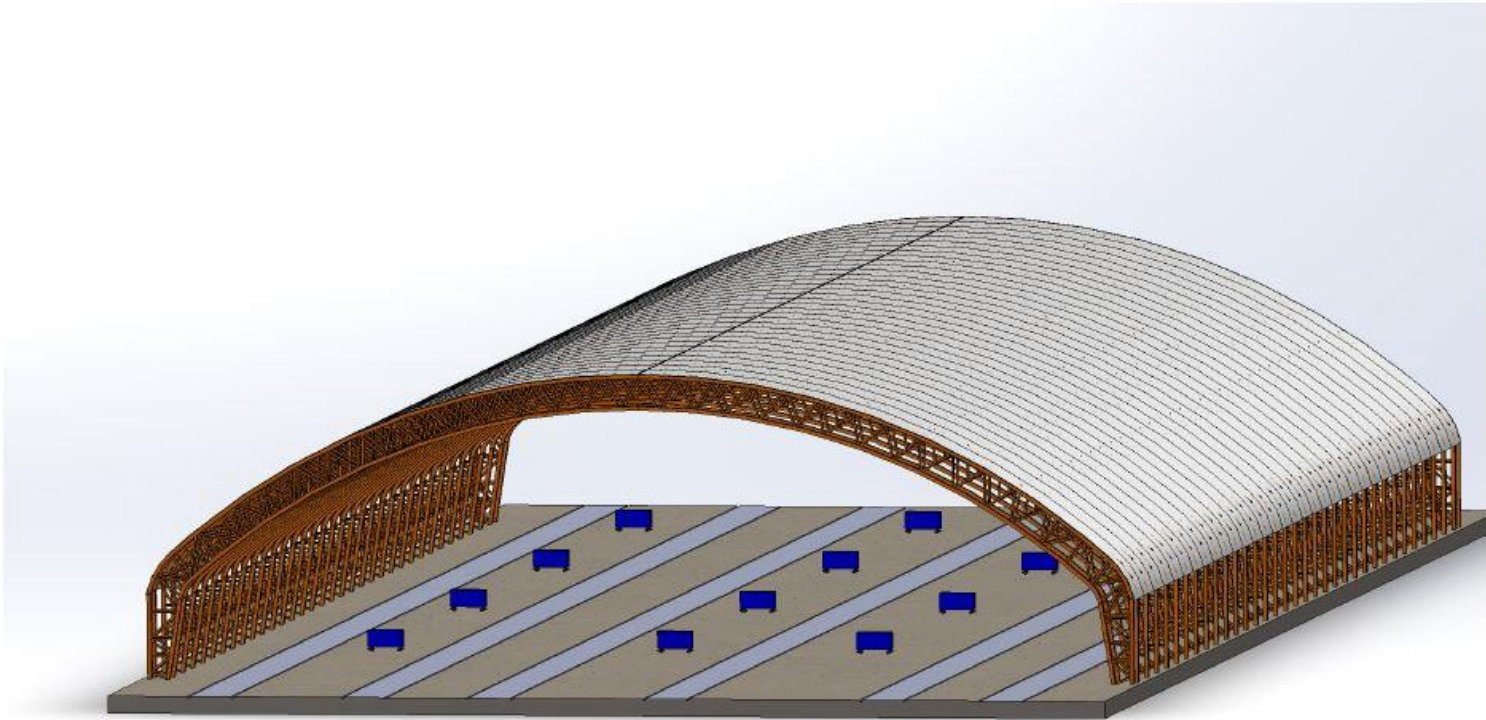




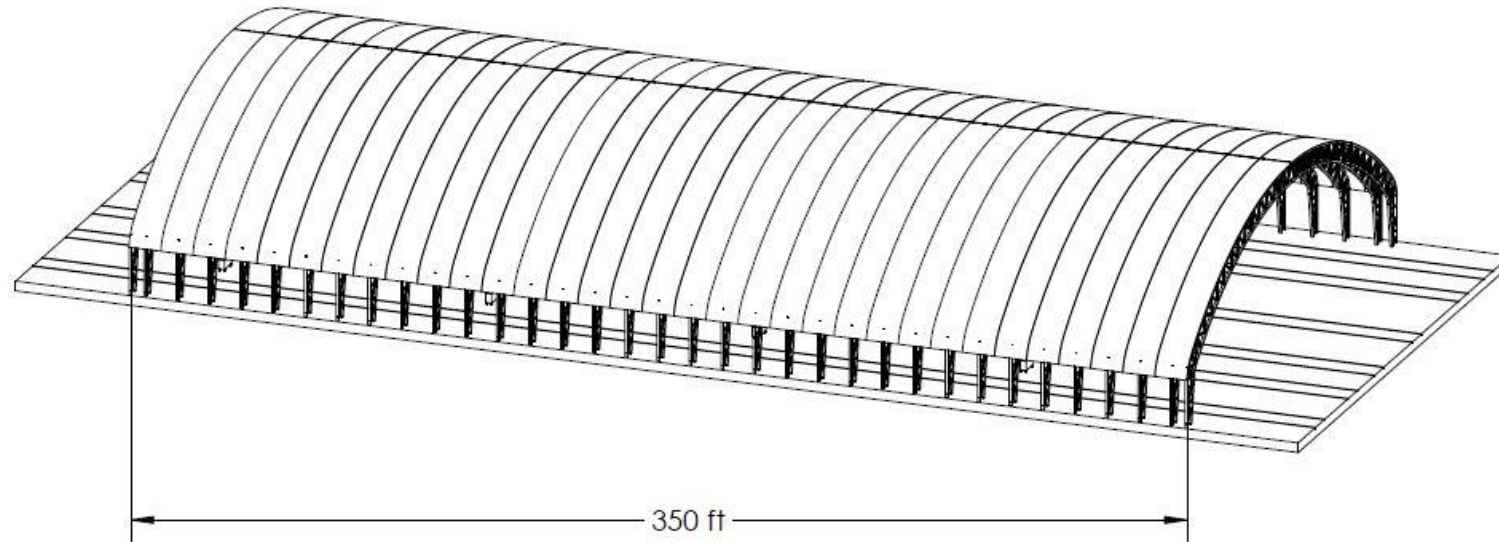
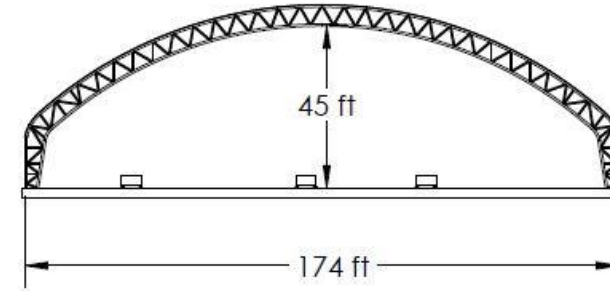
Measure distance
Click on the map to add to your path
Total area: 5,546.19 m² (59,698.70 ft²)
Total distance: 308.13 m (1,010.91 ft)



Finley Tent



<div>Dimensions in inches for tolerances not specified use the following table: FRAC 1/32 X .1 XX .01 XXX .001 XXXX .0005 ANG .5</div>	<div>THE GREENBRIER COMPANIES</div>	DWG. NO.	Shelter ASM	ASM Supplier	Big Top	Project	Finley Tent	Date	Friday, September 9, 2022 11:29:33 AM	
		View	3D Design	Contractor	RFW	General Mgr	Juan Maciel	Revision	A	
		Location	Finley, WA	Design Approval	Jeremy Dark	Plant Mgr.	Russell Richardson	Projection		Additional Notes
		Client	Finley Repair Shop	Designer	Jesus S. / Jesus L.	Page	1 OF 3			



Dimensions in inches
for tolerances not
specified use the
following table:

FRAC	1/32
IN	1/16
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IN	1/4
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IN	768
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PIPEWORKS, LLC

September 6, 2022

215 E. Columbia Drive
Kennewick, WA 99336

Dear Port of Kennewick:

PIPEWORKS LLC would like to ask for an easement from the Port of Kennewick to place a grease trap located in the driveway adjacent to the west side of Parcel 5, 215 E Columbia Drive.

PIPEWORKS LLC would like to request an agreement to share the waste disposal area with the Columbia Gardens Wine Village due to space constraints on Parcel 5.

Thank you for your considerations.

Sincerely,



Ron Bruce

Columbia Gardens Wine & Artisan Village Phase Two Ribbon Cutting

SAVE THE DATE
SEPTEMBER 15, 2023

AT 2:00PM

**313 E. Columbia Gardens Way
Kennewick, WA**



to:
PortofKennewick.org











Parcels Available Now

Columbia Gardens Wine & Artisan Village



Port of Kennewick
509.586.1186

SUMMER SATURDAYS



CRAFTS AND STREET FOOD MARKET

NIGHT MARKET

4 PM - 8 PM

Parcels Available Now
Columbia Gardens Wine & Artisan Village

FOR SALE FOR SALE FOR SALE FOR SALE FOR SALE SOLD

Port of Kennewick
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