

PORT OF KENNEWICK REGULAR COMMISSION MEETING

APRIL 26, 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

Mr. Arntzen introduced attorney Carolyn A. Lake of the Goodstein Law Group. Ms. Lake has a vast amount of experience in public policy and represents several ports. Ms. Lake will be filling in while Ms. Luke is on vacation.

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)
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)

PLEDGE OF ALLEGIANCE

Commissioner Hohenberg led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. ***Approval of Direct Deposit and E-Payments Dated April 15, 2022***
Direct Deposit and E-Payments totaling \$81,470.25
- B. ***Approval of Warrant Register Dated April 26, 2022***
Expense Fund Voucher Number 103704 through 103728 for a grand total of \$82,824.64
- C. ***Approval of Regular Commission Meeting Minutes April 12, 2022***

PORT OF KENNEWICK REGULAR COMMISSION MEETING

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

PRESENTATIONS

A. *Benton Franklin Council of Governments*

Commissioner Novakovich introduced Michelle Holt, executive director of Benton Franklin Council of Governments.

Ms. Holt presented the mission and an overview of the Benton Franklin Council of Governments (*Exhibit A*).

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Kennewick Waterfront*

1. *Clover Island Inn Proposal Update*

Mr. Arntzen introduced attorney Taud Hume, who has been working with the Port on the Fortify Holdings/Clover Island Inn Proposal.

Mr. Hume stated Fortify Holding's proposal for purchase of Clover Island Inn was slated to close on March 31, 2022; however, it did not come to fruition. Both parties decided on a settlement agreement and not move forward with the sale, therefore a lease assignment will be unlikely. Mr. Hume requested a letter from Fortify Holding's legal counsel outlining this information.

2. *Columbia Gardens Covenants, Conditions & Restrictions (CC&R's) Mechanism Update*

Mr. Arntzen stated before the Commission is a Resolution which updates the Columbia Gardens Covenants, Conditions & Restrictions (CC&R's) calculation mechanism. In September 2021, the Commission passed Resolution 2021-16 which approved the assessment mechanism; however, it was determined the calculation needed to be simplified. Therefore, the calculation will be based on the gross building square footage for each parcel.

Mr. Arntzen introduced Ben Floyd of White Bluffs Consulting. Mr. Floyd has been working on the Columbia Gardens CC&R's with Ms. Hanchette and Mr. Peterson.

Mr. Floyd stated the assessment will begin on the 61st month after the date of recording of the CC&R's document.

Commissioner Novakovich asked for clarification of when the assessment begins. Mr. Floyd confirmed it is five (5) years after the CCR's are recorded.

Mr. Floyd stated staff anticipates bringing the final Columbia Gardens CC&R's to the Commission on May 10, 2022 for final approval. We are in the process of fine tuning them, including voting rights, which parcels are foundational in common area, giving the Port the option to exit the association, and the potential issue of gifting of funds if it were

PORT OF KENNEWICK REGULAR COMMISSION MEETING

APRIL 26, 2022 MINUTES

to go on long-term, and excluded uses.

Commissioner Moak inquired about the revenues the Port will receive due to the simplification.

Mr. Floyd stated the revenues will stay the same, essentially it will be a wash.

MOTION: *Commissioner Hohenberg moved for approval of Resolution 2022-13, streamlining the Columbia Gardens Property Owner's Assessment calculation based on gross building square footage only; and ratify and approve all action by port officers and employees in furtherance hereof; and authorize the port Chief Executive Officer to take all action necessary in furtherance hereof. Commissioner Moak seconded.*

PUBLIC COMMENTS

No comments were made.

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

B. Vista Field

1. Implementation of Owner's Association

Mr. Arntzen stated the Port is working on the owner's associations for Vista Field and Columbia Gardens. There has been a tremendous amount of work invested in creating the legal documents for these associations; however, we have not discussed the accounting implementation and framework of the associations. Mr. Arntzen stated there will need to be significant funding for the associations and would like to fold in the administration of the associations into the 2023-2024 budget and work plan.

Mr. Kooiker has raised some questions with the state auditor's office to ensure compliance and how to implement the day-to-day operations of the associations.

Mr. Arntzen stated Mr. Hume has a great deal of experience in this area and will be assisting the Port.

Commissioner Hohenberg stated it is imperative to do it right and we need to support the budget because ultimately it will benefit everyone.

Commission Novakovich stated it sounds like a big project and inquired how much will this affect our work plan going forward.

Mr. Arntzen stated staff will need funding and time to properly implement the associations and indicated this may impact future capital projects for the 2023-2024 Work Plan.

Commissioner Novakovich stated the Port has limited resources and the Commission needs to be cognizant about how they are applied. In this instance, because Vista Field is a huge project and will have a tremendous impact on the community, we should be very mindful

PORT OF KENNEWICK REGULAR COMMISSION MEETING

APRIL 26, 2022 MINUTES

of how we apply our resources, both staff and financial, to ensure that Vista Field moves forward as we want to see it. This means the Commission will need to review other projects and possibly put them on hold.

C. Vista Field Development Facility

1. Bruker Lease Amendment #5

Mr. Arntzen provided a brief history of the Bruker lease termination discussions and presented Resolution 2022-12 for Commission consideration.

Commission and staff discussion commenced.

MOTION: *Commissioner Hohenberg moved for approval of Resolution 2022-12, approving the Lease Amendment #5 between the Port of Kennewick and Bruker Handheld LLC, and hereby ratifies and approves all action by port officers and employees in furtherance hereof; and authorize the port Chief Executive Officer to take all action necessary in furtherance hereof; Commissioner Moak seconded.*

PUBLIC COMMENTS

No comments were made.

Discussion:

Commissioner Novakovich expressed his trust in Ms. Hanchette and stated she did an excellent job negotiating the final lease terms.

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

D. CEO Direction Topics

Mr. Arntzen recommended placing more routine items on the Consent Agenda to keep the meeting flowing and on track which allows the team to focus on more important topics. The benefit of a Consent Agenda is for items that do not require further discussion.

Commissioner Hohenberg is fully supportive of utilizing the Consent Agenda and stated the Commission can pull an item for further discussion if necessary. Additionally, the Commission receives the agenda packet in advance and if there is a concern, there is an opportunity to clarify or question the item with staff before the Commission Meeting.

Commissioner Moak cannot comment on an item until he sees it, and does not believe the Port has been inefficient in using the Consent Agenda.

Commissioner Novakovich agrees with Commissioner Hohenberg's comments and stated items that the Commission has already discussed and requires final approval could be placed on the Consent Agenda to save time.

Mr. Arntzen stated in the past, the Commission utilized the committee process for the CEO evaluation process which included an appointed Commissioner for two years, the Port Counsel and the Port Human Resources representative; however, in 2019, the Commission reverted to the

PORT OF KENNEWICK REGULAR COMMISSION MEETING

APRIL 26, 2022 MINUTES

previous process which included a separate review by each Commissioner (three evaluations). Mr. Arntzen stated the previous process required a lot of paperwork from the CEO and the Commission and it was not as efficient. Mr. Arntzen believes the committee review process is more efficient and thorough.

Commissioner Hohenberg likes the idea of the committee and stated most of the Boards he has served on use some sort of committee to evaluate the CEO in conjunction with an attorney and Human Resources. The evaluation is then brought back to the governing body for approval. Commissioner Hohenberg believes it eliminates individual writing; however, people can submit individual comments to the committee for consideration. A committee evaluation is more professional and a defensible product and fair to the employee and entity.

Commissioner Moak stated Commissioners Hohenberg and Novakovich have already identified that they did not value his comments on the last performance appraisal, and he does not expect to participate in an evaluation where two Commissioners can override one.

Commissioner Novakovich agrees with Commissioner Hohenberg and stated he has done both methods of evaluation and believes that a committee method is far superior. Commissioner Novakovich stated he has served on other boards that use a committee and it is more efficient, and the Port would be better served by using a committee to evaluate the CEO. Commissioner Novakovich inquired what the next steps would be.

Mr. Arntzen would like to review the policy to see what revisions need to be made and then present to Commission at a later date, with suggestions.

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

Commissioners reported on their respective committee meetings.

F. Non-Scheduled Items

Ms. Bader Inglima stated the Port has received a lot of excellent media coverage over the past two weeks for the following projects: 1135 Clover Island Shoreline project; Travel Bloggers Exchange at Columbia Gardens; new lease with Murat-Gaston at Columbia Gardens; and Vista Field Grand Opening Event.

Ms. Bader Inglima stated the Economic Impact Report has received a tremendous amount of coverage, including the *Tri-Cities Area Journal of Business*, *Tri-City Journal*, *Washington Public Ports Association*, *Walla Walla Union Bulletin* and the *Seattle Times*. She thanked the Commission for their early leadership and strategic thinking in commissioning the report.

Mr. Arntzen presented pictures of the recent bamboo plantings at Columbia Gardens.

Mr. Arntzen thanked Commissioner Novakovich for attending the memorial of Maureen Minthorn and appreciates Commissioner Novakovich's relationship with the Confederated Tribes of the Umatilla Indian Reservation.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

APRIL 26, 2022 MINUTES

Mr. Arntzen and Commissioner Hohenberg toured Clover Island yesterday and reported about 80% of the 1135 project is complete. Mr. Arntzen stated the work is spectacular and it exceeded his expectations. Mr. Arntzen invited Commissioner Hohenberg to tour Seabrook, a DPZ community and stated it is a good example of new urbanism.

Commissioner Hohenberg has run on Clover Island for many years and stated the recent changes have been dramatic and it will open up the waterfront even more to our community and visitors.

Commissioner Hohenberg thanked Ms. Bader Inglima for her work promoting the grand opening of Vista Field and believes the community will be thoroughly impressed by what the Port has accomplished at Vista Field over the past few years.

Commissioner Novakovich stated Mr. Arntzen will be giving Don Britain, former Mayor of Kennewick, a tour of Vista Field later this week.

Commissioner Novakovich outlined several revisions to the Open Public Meetings Act on House Bill 1329.

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 3:40 p.m.

APPROVED:

PORT of KENNEWICK BOARD of COMMISSIONERS

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Skip Novakovich

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Skip Novakovich, President

DocuSigned by:

Kenneth Hohenberg

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Kenneth Hohenberg, Vice President

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Thomas Moak

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Thomas Moak, Secretary

PORT OF KENNEWICK

RESOLUTION 2022-12

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK AUTHORIZING
REVISED EARLY LEASE TERMINATION
FOR BRUKER AXS HANDHELD INC.**

WHEREAS, the Board of Commissioners received written notice from Bruker AXS Handheld Inc. to vacate 21,000 square feet of light industrial space at 415 N. Roosevelt Street, Kennewick and terminate their lease early due to corporate restructuring; and

WHEREAS, Bruker AXS proposed to the Commission a lease buyout plan and early termination terms found in Lease Amendment #4;

WHEREAS, Bruker AXS requested revised language to the lease buyout plan and early termination terms found in Lease Amendment #5 (Exhibit A);

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Port of Kennewick hereby approves and adopts Lease Amendment #5 between the Port of Kennewick and Bruker Handheld LLC.

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 26th day of April 2022.

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

By: DocuSigned by:
Skip Novakovich
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SKIP NOVAKOVICH, President

By: DocuSigned by:
Kenneth Hohenberg
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KEN HOHENBERG, Vice President

By: DocuSigned by:
Thomas Moak
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THOMAS MOAK, Secretary

AMENDMENT #5 TO COMMERCIAL LEASE AGREEMENT

THIS AMENDMENT, entered into this ___ day of _____, 2022, by and between the Port of Kennewick, a Washington municipal corporation (hereinafter referred to as "Port"), and Bruker Handheld LLC, a Delaware limited liability company formerly named Bruker AXS Handheld, Inc. (hereinafter referred to as "Tenant").

WITNESSETH

WHEREAS, on June 1, 2018, Port and Tenant entered into a Commercial Lease for the lease of the premises located at Vista Field Development Building A, Suite No. 1 located at 415 N. Roosevelt Street (formerly known as Quay Street), Kennewick, Washington (hereinafter referred to as the "Premises"). The Commercial Lease, Exhibits (including full legal description), and Amendment Nos. 1—3 (hereinafter collectively referred to as the "Lease") are attached hereto and incorporated herein by reference as Exhibit "A".

AND, WHEREAS, the Port and Tenant wish to amend the Lease to address Tenant's request to modify the terms of Amendment No. 4 terminating the Lease before the end of the Lease term.

NOW, THEREFORE, it is agreed by and between the parties that they adopt the following amendments to the Lease:

1. Tenant shall vacate the Premises on or before May 31, 2022. Tenant shall continue to make ordinary rental payments through such date.
2. On or before May 31, 2022, Tenant shall pay Port a lump sum of \$156,625.32, such sum being approximately equivalent to the monthly rent (\$12,054.20 per month, plus leasehold tax) for the period June 1, 2022 through December 31, 2022, plus additional cleaning and security services taken over by Port.
3. The "Expiration Date" of the Lease shall be amended to be May 31, 2022, and the Lease shall terminate upon such date.
4. Tenant shall be relieved of monthly rent for the period January 1, 2023 through the end of the current Lease term (May 31, 2023).
5. Tenant shall waive any and all interest to, and Port shall retain as its separate property, the Lease deposit (\$24,115.00) as of May 31, 2022.
6. Port may begin efforts to market the Premises effective with the signing of this Amendment. Tenant shall cooperate with Port's efforts to market the Premises.
7. Port hereby consents to the transfer of Tenant's remaining rights and obligations under the Lease to Tenant's affiliate, Bruker AXS LLC, subject to receipt of such additional reasonable information and documentation as Port may request and execution of a commercially reasonable acknowledgement agreement.

All remaining terms and conditions of the Lease remain unchanged. This Amendment may be executed in one or more counterparts, all of which together constitute one and the same instrument.

PORT OF KENNEWICK

By: _____
Name: Tim Arntzen
Title: Chief Executive Officer

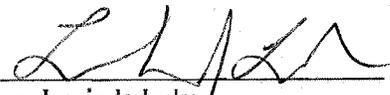
Reviewed:

By: _____
Name: Nick Kooiker
Title: Port CFO

BRUKER HANDHELD LLC

By: 
Name: Thomas Schuelein
Title: Manager

Approved as to form:

By: 
Name: Lucinda Luke
Title: Port Legal Counsel

PORT OF KENNEWICK

RESOLUTION No. 2022-13

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK STREAMLINING THE COLUMBIA GARDENS
PROPERTY OWNERS' ASSOCIATION ASSESSMENT CALCULATION**

WHEREAS, the Port intends to establish a property owners' association to share responsibility for some of the operational costs associated with the perpetual maintenance of common area improvements in the Columbia Gardens Wine & Artisan Village; and

WHEREAS, the Board of Commissioners has approved an owner's association assessment mechanism through Resolution 2021-16;

WHEREAS, any such assessments be fair and equitable to both the existing and future property owners within the Columbia Gardens Wine & Artisan Village.

NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby approves a streamlined calculation for the Columbia Gardens Wine & Artisan Village property owners' association assessment as identified in Exhibit A attached hereto.

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

ADOPTED by the Board of Commissioners of Port of Kennewick on the 26th day of April, 2022.

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

By: DocuSigned by:
Skip Novakovich
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SKIP NOVAKOVICH, President

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Kenneth Hohenberg
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KENNETH HOHENBERG, Vice President

By: DocuSigned by:
Thomas Moak
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THOMAS MOAK, Secretary

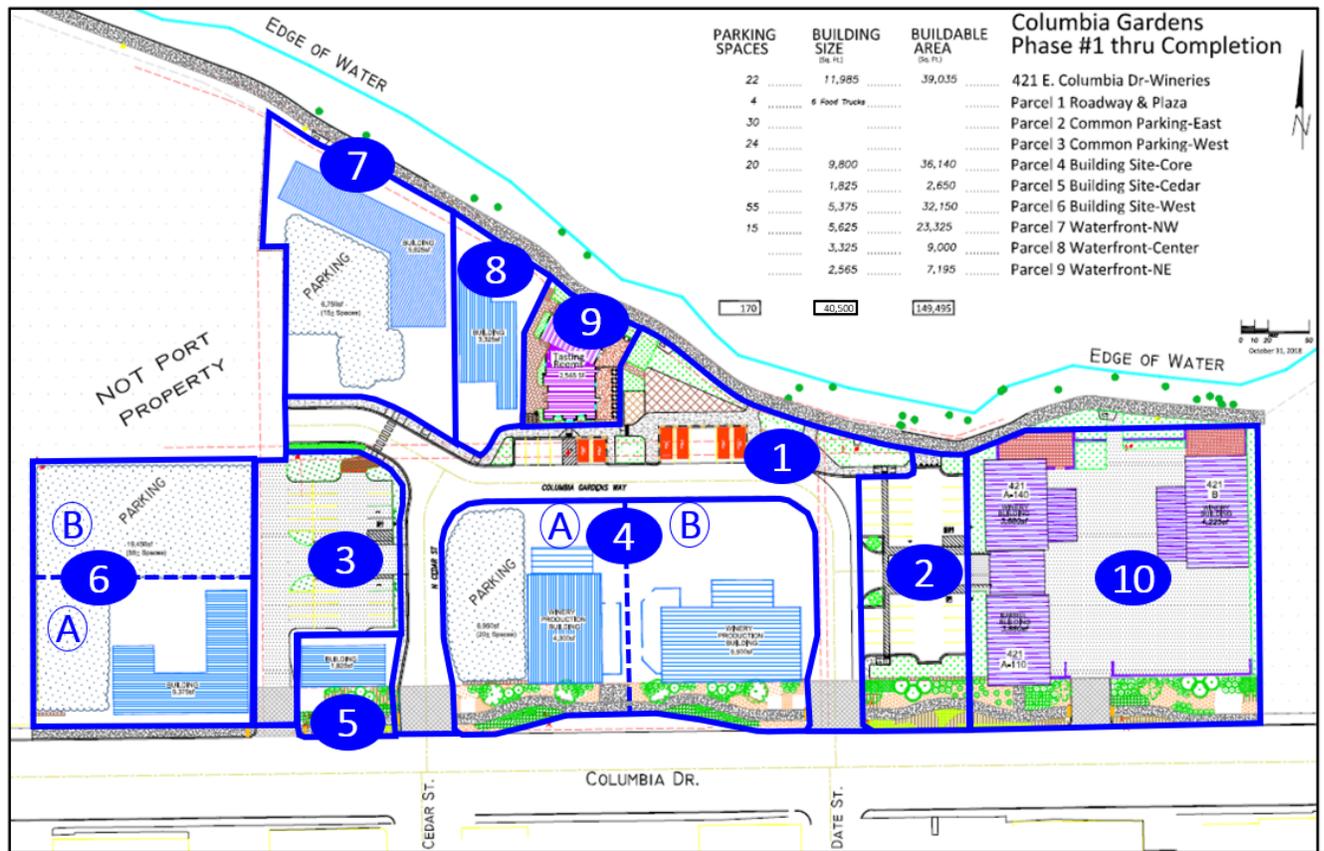
RESOLUTION No. 2022-13
Exhibit A

The Columbia Gardens Wine & Artisan Village, referred to below as the Neighborhood shall be responsible for 65% of the annual operational costs associated of the Shared Foundational items which include: internal roadways located north of Columbia Drive (Columbia Gardens Way, Date Street & Cedar Street); the existing 30-space Date Street and 24-space Cedar Street parking lots as well as joint use parking lots that may be developed in the future; sidewalks, illumination and landscaping associated with these internal streets and parking lots; Columbia Drive streetscape improvements and insurance & security expenses. The Port will not attempt to recapture the initial capital outlay to construct these improvements.

Assessments will be based upon each property share of the overall neighborhood expense and shall be assessed against the property owners of record.

Shares will be based upon the gross building square footage.

The Port would directly pay for all shares for all properties for a period of five (5) years from the date of recording of the covenants.





Michelle Holt,
Executive Director

Benton-Franklin Council of Governments

Benton-Franklin Council of Governments (BFCOG) was established by voluntary association of the local units of government in 1966 with the vision of providing a forum for improved communication, multi-jurisdictional decision making, regional planning, and lead agency capacity for provision of multi-jurisdictional programs. The services currently provided to the member jurisdictions are outlined by Interlocal Agreement and can evolve with the needs of the region. BFCOG currently fulfills the following designations on behalf of the Benton-Franklin region:

- **Regional Planning Commission** (RCW 36.70.60)
- **Conference/Council of Governments** (RCW 36.64.80)
- **Regional Transportation Planning Organization** (RCW 47.80.20) (WSDOT)
- **Metropolitan Planning Organization/Transportation Management Area** (Federal Highway Administration, Federal Transit Administration)
- **Economic Development District** (US Department of Commerce, Economic Development Administration)

What is a Council of Governments?

Council of Governments –We exist to study regional and governmental problems of mutual interest and concern, to formulate recommendations for review and action by member jurisdictions legislative bodies. *(RCW 36.54.080)*

Councils of Governments are unique, reflecting the needs of their respective regional needs.





Solutions for Shared Regional Problems

Benton-Franklin Council of Governments convenes local governments to collaboratively plan, fund, and administer solutions to shared community needs.





Regional Planning



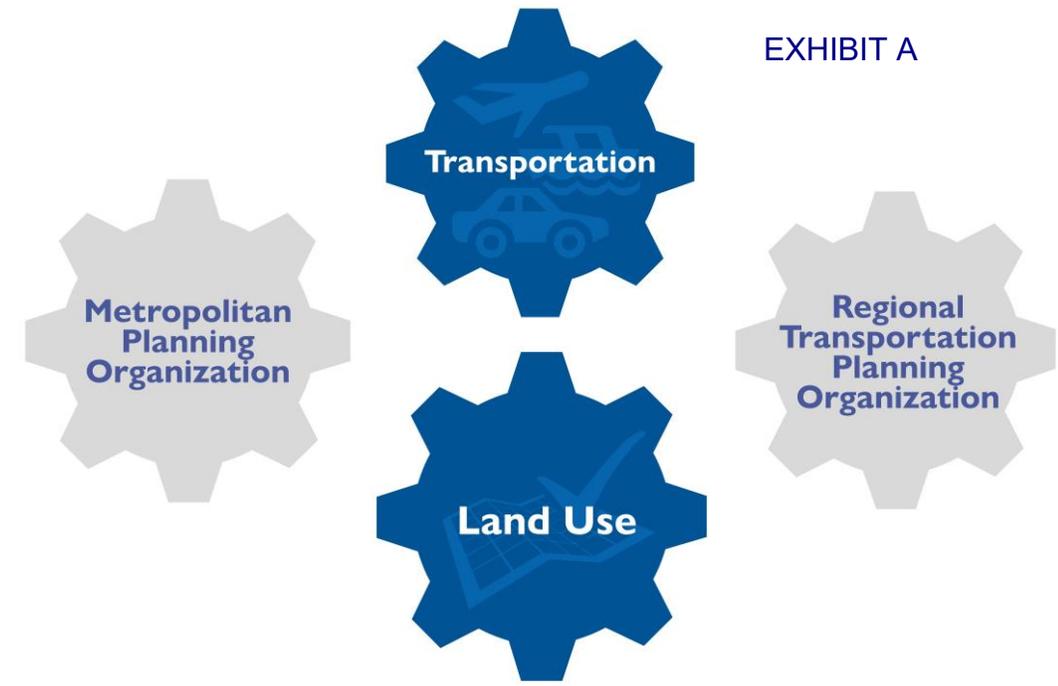
Call for Projects Funding Allocation makes available roughly \$5M annually to local jurisdictions for local multi-modal projects through a competitive process in cooperation with WSDOT. This funding is only available to jurisdictions through the local MPO.

Metropolitan Transportation Plan (MTP) is a long range, multi-modal planning document that identifies the mobility needs of the region for 20+ years. It provides a policy framework for the investment of anticipated federal, state, and local funds based on the anticipated needs and regional goals and objective. Transportation projects that are not part of the MTP are not eligible for state and federal transportation funding.

Transportation Improvement Program (TIP) Assistance is provided to local jurisdictions to ensure projects are entered into the WSDOT project software. Projects not entered are not eligible for state or federal/state pass through funds.

Regional Transportation Priorities is an annually compiled list of collaborative transportation projects for the Tri-Cities region highlighting the highest priority projects as adopted by the BFCOG. This listing is useful to local, state, and federal agencies in accomplishing planning tasks and provides information to support pursuit of projects and funding including grant applications.

EXHIBIT A



Comprehensive Plan Growth Management Act Certification:

Review of the transportation element of local jurisdiction comp plans to ensure consistency with GMA requirements, then issue required GMA certification.

Travel Demand Modeling Data and Land Use Scenarios for developments and comprehensive planning is provided to local jurisdictions and regularly updated on behalf of the region. This service would have to be procured by each individual jurisdiction if not provided by BFCOG.

Additional services available upon request by local jurisdictions include **Land Use Planning, Land Suitability Analysis, Mapping Services,** and **Equity Data Support.**

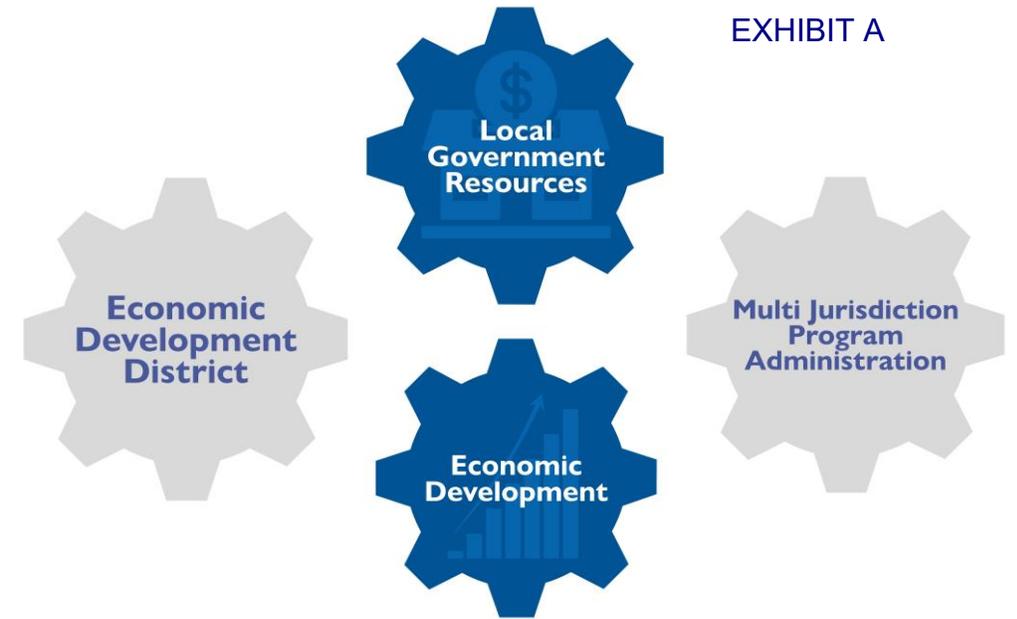


Local Government Resources

Comprehensive Economic Development Strategy (CEDS) is produced by BFCOG on behalf of the region. The CEDS, which showcases projects and regional economic areas of emphasis, is a requirement of the Economic Development Administration (EDA) to support investment of EDA grant funding in the region. Since 2009 more than \$12.5M has been invested by the EDA for projects in this region.

Regional Revolving Loan Funds are administered by BFOCG, with over \$500K currently available for loan to spur economic growth. Since inception, these loan funds have funded \$16.4M loans through 177 small businesses loans throughout the region.

Funding Technical Assistance is provided to local jurisdictions to facility the flow of state and federal funding into the region through grants and ongoing programs. We do this by providing educational and networking with program administrators like EDA – which has over \$3.5B available nationally for community building programs. The IIJA is filled with funding opportunities. BFCOG is the Notice of Record resource for Sen. Murray and Cantwell’s offices for dissemination of federal Notice of Funding Opportunities (NOFO) to regional jurisdictions.



Lead Agency Capability is available for BFCOG to by the applicant and administrator for state or federal programs that allow collaboration and impact to more than one jurisdiction in the region.

Regional Brownfields Program is a new initiative to identify and prioritize brownfield sites to facilitate potential redevelopment or reuse through environmental assessment, remediation, and site-specific planning. An environmental consulting firm has been contracted to support these activities and identification of other funding support for related activities.



Funding Sources

BFCOG receives operating revenues through 4 funding sources.

- **Renewing Program Funding** (Grants/Federal & State Allocations)
- **Single Opportunity Grants** (Direct/Lead Agency)
- **Contracted Services**
- **Local Funds** (Jurisdictional Member Assessments)

Renewing Program Funding – Per Biennium

Federal Transportation Funding – 13.5% Local Match Required

Federal Highway Administration Planning Program (FHAPL) - \$384,000*

Federal Transit Administration 5303 Program (FTA5303) - \$134,400*

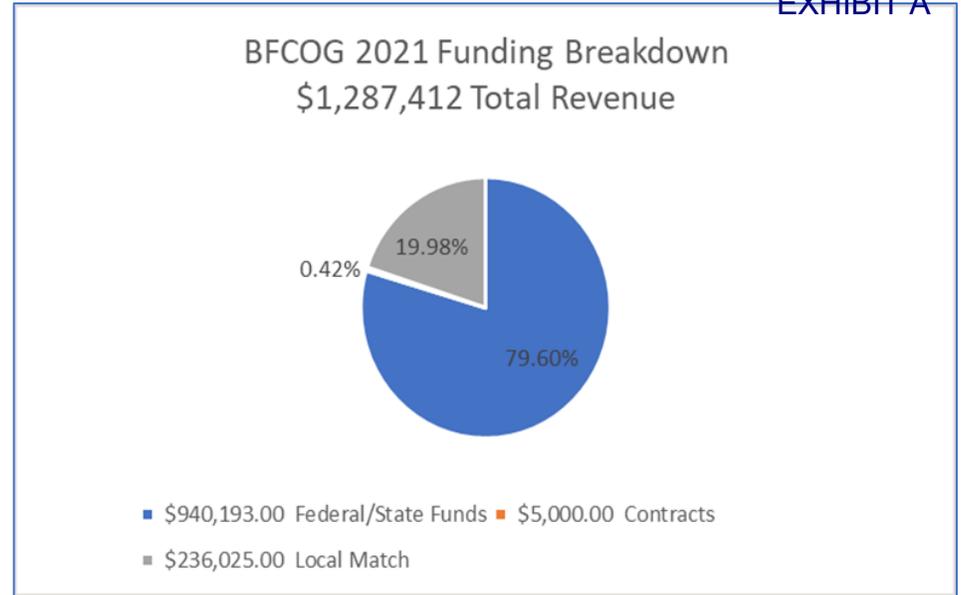
Surface Transportation Block Grant (STBG) - \$279,800*

** This process allocates roughly \$5M annually to local transportation projects in the region through competitive call for projects.*

WSDOT RTPO Funding (No Local Match Required) - \$247,500*

*(*Annual amounts can vary due to funder allocation changes and carry-over funds)*

EXHIBIT A



Economic Development Administration Funding – 100% Local Match Required

Comprehensive Economic Development Strategy Planning Grant (CEDS) Renewable 3-Year \$225K grant (\$75K per year) to produce and update the CEDS, which EDA uses to determine potential economic impact related to EDA grant making within the region.

Since 2009 **\$12.5M in EDA grants** have been awarded in our region to the benefit of the cities of West Richland, Pasco & Connell, and all three of the Ports for infrastructure projects.



Funding Sources

Single Opportunity Grants

- Awarded directly to BFCOG for a program that is part of the BFCOG mission or awarded to BFCOG as “Lead Agency” on behalf of one or more local jurisdictions.

Direct Grant Award Example – EDA Covid Relief Grant 2020

BFCOG received \$400,000 to provide economic and environmental resiliency support and to add economic resiliency planning into the CEDS. These funds were used to hire our Economic Recovery Coordinator Position. *This funding expires in June 2022.*

Lead Agency Grant Award Example – EPA Brownfields Coalition Assessment Grant

BFCOG received a 3-Year, \$600,000 grant to work with a local coalition made up of cities of Kennewick, Pasco & Richland to identify, rank by potential economic impact, and assess multiple Brownfield properties within the Benton-Franklin region. A ranking and selection criteria will determine sites to be assessed and is open to properties within Benton or Franklin counties.

Contracted Services

- RCW 39.34.010, BFCOG can enter into a cooperative contracting agreement with any other local government entity for the purpose of mutual advantage to provide services and facilities that accord with factors influencing the needs and development of local communities.

Benton County PFD & Tri-City Regional PFD Administration

BFCOG provides administrative support for two Public Facilities Districts. This provides only a nominal source of revenue as these two districts require a minimal time on behalf of BFCOG staff.

Annually this is less than \$2,500 total and minimal net revenue.



Funding Sources

Local Funds

- As part of the BFCOG Interlocal Agreement, member jurisdictions agree to fund the operations of BFCOG. Local funds are required to balance the organizational budget after all other forms of funding have been applied.

FY2022 Local Funding Total - \$260,774

Federal Transportation Programs – 13.5% Local Match

WSDOT RTPO Program – No Required Local Match

CEDS Planning Grant – 100% Local Match (\$75K per year*)

No other current program funding requires a local match. BFCOG board must approve any grant application that would require local matching dollars on behalf of the jurisdiction members.

Important Note About Local Funds

BFCOG has limited its annual dues to only those funds required for required program matching for many years.

BFCOG has operated with limited operational staff, subsidizing overhead expenses, when necessary, from its reserve funds, which have been nearly depleted.

The only source of operational funds beyond what is recouped through indirect rates on our federal programs are local funds.





Support Summary

Summary of Support Provided to: **Port of Kennewick**

Transportation Planning & Funding:

- Eligible for Transportation Call for Projects competitive funding in late summer/early fall 2021.

Economic Development:

- Access to Brownfields Coalition Assessment Grant funding for eligible Phase I, Phase II, Site/Area Wide Planning nominated brownfield sites.
- Technical Assistance available for EDA Funding and other NOFO
- Clover Island Revitalization, Vista Field Redevelopment, The Willows Infrastructure Project (Columbia Drive Revitalization Phase 3) Projects inclusion in the *2021 Comprehensive Economic Development Strategy (CEDS)* document to support the acquisition of future project funding.

Fiscal Impact to: **Port of Kennewick**

2022 Dues Assessment: \$10,457 (Federal Matching Only – 4.01% of Assessment Budget)

- Total Assessment Investment since 1997: \$278,112





BENTON-FRANKLIN
COUNCIL OF GOVERNMENTS

Questions?