



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

**JUNE 28, 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  
Carolyn Lake, Port Counsel (via telephone)

## **PLEDGE OF ALLEGIANCE**

Commissioner Hohenberg led the Pledge of Allegiance.

Commissioner Novakovich requested a moment of silence for Lloyd Carnahan, longtime councilman and former mayor of the City of Benton City.

## **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 June 15, 2022**

Direct Deposit and E-Payments totaling \$77,794.92

**B. Approval of Warrant Register Dated June 28, 2022**

Expense Fund Voucher Number 103914 through 103949 for a grand total of \$148,923.92

**C. Approval of Regular Commission Meeting Minutes June 14, 2022**

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**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.*

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### A. Kennewick Waterfront

#### 1. Willows and Cable Greens

Ms. Hanchette outlined the property history of The Willows and Cable Greens developments and stated the Design Standards were adopted by the Commission in February 2022. Ms. Hanchette stated before the Commission is Resolution 2022-17 for the pricing strategy for The Willows and Cable Greens, which includes the additional 3% for public art.

Commissioner and staff discussion ensued regarding The Willows and Cable Greens developments.

**MOTION:** *Commissioner Hohenberg moved for approval of Resolution 2022-17, to include a pricing strategy for the Willows and Cable Greens properties; and hereby ratify and approve all action by port officers and employees 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 Development Building A

Ms. Hanchette stated Bruker AXS (Elemental) moved out of Vista Field Building A in May and the Port entered into a lease with McCoy Distributing for a portion of the building; however, approximately 25,000 square feet of the building is for lease. The Port received an application from a local business to lease the remaining space for a five-year lease. The business is growing rapidly and has expressed interest in leasing the building to expand their office operations. Staff is working on the due diligence and the applicant has been very forthcoming in providing any information in a timely manner. At this time there is no further action required by the Commission.

### C. Executive Session – Potential Purchase

Ms. Lake gave a brief history of the 2017 Supreme Court decision which narrowed the allowable discussion of proposed real estate action in executive session. Before adjourning into Executive Session to consider a potential purchase of real estate, Ms. Lake outlined factors the Commission may want to consider to see how consistent the potential purchase is with adopted Port policies (*Exhibit A*).

Commissioner Novakovich inquired how long the Executive Session may last and if there will be action.

Mr. Arntzen believes 20 to 30 minutes with possible action.

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

Commissioners reported on their respective committee meetings.

***E. Non-Scheduled Items***

Ms. Bader Inglima and staff are working on the July 28<sup>th</sup> Columbia Gardens Celebration Event, which was postponed by the pandemic in 2020. We are ready to celebrate the completion of Columbia Gardens Wine and Artisan Village phase 2 and are welcoming Gordon Estate Winery, Muret-Gaston Wines, and the food truck plaza operators. Ms. Bader Inglima stated the Port will also be marketing the shovel ready sites for sale as well.

Mr. Arntzen reported that at the next meeting he will be presenting a conceptual discussion for the 2023-2024 Work Plan and Budget. Mr. Arntzen stated this will be the first of several discussions regarding the Work Plan and Budget.

Commissioner Hohenberg expressed his appreciation to Mr. Arntzen and staff for their patience over the past six months and thanked them for their work and what has been accomplished thus far.

Commissioner Novakovich stated the Port staff is amazing and thanked Commissioner Hohenberg for joining us and being a very valuable contributor to the Port.

Commissioner Novakovich stated Lloyd Carnahan was a kind gentleman who served his community and Benton City.

Commissioner Novakovich stated at the Vista Field Grand Opening Celebration we were handed a Congressional Record. Congressman Dan Newhouse recognized the Port's Vista Field Development investment during Session and Commissioner Novakovich requested that the document be included in the minutes (*Exhibit B*).

## **PUBLIC COMMENTS**

No comments were made.

Commissioner Novakovich anticipates the Executive Session will last approximately 30 minutes, Real Estate, Minimum Price per RCW 43.30.110(1)(b) with potential action. Commissioner Novakovich asked the public to notify Port staff if they will return after the executive session so staff can advise if the session concludes early.

## **RECESS FOR EXECUTIVE SESSION**

*Commissioner Novakovich recessed the Regular Commission Meeting at 2:44 p.m. for a 30 minute Executive Session. The Regular Meeting will reconvene, or the public will receive an update at 3:15 p.m.*

## **EXECUTIVE SESSION**

***A. Real Estate, Minimum Price per RCW 43.30.110(1)(b)***

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*Commissioner Novakovich adjourned the Executive Session at 3:14 p.m. with no action.*

*Commissioner Novakovich reconvened the Regular Commission Meeting at 3:15 p.m.*

## **COMMISSION COMMENTS**

No comments were made.

## **ADJOURNMENT**

With no further business to bring before the Board; the meeting was adjourned 3:15p.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*

DocuSigned by:

**Thomas Moak**

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*Thomas Moak, Secretary*

***PORT OF KENNEWICK***

**RESOLUTION 2022-17**

***A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PORT OF KENNEWICK AUTHORIZING  
PARCEL PRICING FOR WILLOWS AND CABLE GREENS***

**WHEREAS**, the Board of Commissioners received property appraisals through the Historic Waterfront District Market Study and Analysis report for parcels located in Willows and Cable Greens (Exhibit A); and

**WHEREAS**, the Commission has directed staff to add the 3% Art Policy fee to appraised valuations and sell parcels on a price per square foot basis inclusive of the Art Policy.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Port of Kennewick hereby approves and adopts parcel pricing for Willows at \$7.50 per square foot and Cable Greens at \$6.50 per square foot.

**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 28th day of June 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

RESOLUTION 2022-17  
EXHIBIT A



**PORT OF KENNEWICK COMMISSION**  
**INFORMATIONAL MEMO**

**June 21, 2022**

**Subject: Executive Session – Potential Purchase: Factors to Consider Which May Affect the Price of Real Estate Under Consideration for Purchase Which Could Cause a Likelihood of Increased Price If Publicly Discussed**

**Presented by: Carolyn Lake, GLG, Legal Counsel**  
**cc: Tim Arnzen, Port Chief Executive Officer**

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**ISSUE**

The Port is analyzing a proposal to purchase property. The Commission seeks to consider issues and factors regarding the potential purchase where public knowledge regarding such consideration would cause a likelihood of increased price.

The Commission wishes to consider such factors in accordance with RCW 42.30.110(1)(b), which allows an executive session to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.

**DISCUSSION**

The Commission may consider in executive session factors and issues that may affect an acceptable price for the purchase of real estate in accordance with RCW 42.30.110(1)(c).

Such issues and factors that the Commission might choose to consider include (but are not necessarily limited to) the following:

- Consistency with the Port's 2021-2022 Work Plan Resolution 2020-20, including the following elements of that Plan:
  - The Port's role as an economic development entity focused on redevelopment,
  - The Plan's Prospective Vision: Realize & support economic development opportunities with wine, culinary & tourism industry,
  - Commitment to Continue with Kennewick Waterfront District projects: Columbia Drive — Wine & Artisan Village and Clover Island, and
  - The acknowledged challenge with continued redevelopment of the Kennewick Historical Waterfront District where that area includes "blighted neighborhoods consisting of residential, low-income, commercial general and light industrial business-use properties".
- Consistency with the Port's Amended Comprehensive Scheme Update, Resolution 2017-19, Exhibit 3, including the following emphasis included within that Scheme:
  - Focus on urban revitalization and redevelopment, and waterfront urban revitalization activities on Clover Island and along Columbia Drive,

- Realize and support economic development opportunities with wine, culinary, and tourism industry,
  - Address the Columbia Drive area's development challenges, including aged development and inconsistent city development standards,
  - Pursuing redevelopment to support creation of an urban wine and artisan village within the historic Columbia Gardens and Willows neighborhoods,
  - Continuing Port work to purchase mobile homes and assisting tenants with relocation, and
  - Continuing Port improvement of its Columbia Drive properties by removing undesirable buildings.
- Consistency with Port's Capital Improvement Plan, including balancing Port purchase opportunities against available resources, including availability of staff and availability of financial resources.
  - The priority of the purchase and any resulting project based on cost estimate evaluation, cost/benefit analysis, and public demand and other, less easily quantified factors, including jurisdiction priorities, emerging needs and opportunities, supplemental funding for projects partially funded, and public input received.
  - The Property's proposed future use.
  - Potential synergy with existing and future redevelopment projects Colombia Drive and Colombia Gardens.
  - Future, potential employment opportunities.

### **FISCAL IMPACT**

To be determined.

### **RECOMMENDATION**

Staff recommends that the Commission consider the above related issues and factors as issues and factors regarding the potential purchase of the property under consideration where public knowledge regarding such consideration would cause a likelihood of increased price.





# Congressional Record

PROCEEDINGS AND DEBATES OF THE 117<sup>th</sup> CONGRESS, SECOND SESSION

Vol. 168

WASHINGTON, THURSDAY, JUNE, 16, 2022

No. 103

## *House of Representatives*

*Madam Speaker,*

I rise today to recognize an exciting addition to Central Washington that has been years in the making.

Vista Field, formally a municipal airport, is well on its way to becoming a vibrant and pedestrian-focused town center with neighborhoods and urban lifestyle amenities. The 103 acres of land will introduce 1,000 single-family homes, retail shops, restaurants, and entertainment to the growing community of Kennewick.

The Port of Kennewick is celebrating this new addition to the community by hosting a grand opening celebration, today, where community members can be the first to see the new public amenities, such as a commercial plaza, pedestrian bridges, fountains, and ponds.

Once completed, this new urban development is expected to bring in \$51 million in infrastructure investments in addition to over 3,000 jobs for our local community, contributing to a thriving local economy.

Vista Field is a perfect example of the innovative projects that are possible when local leadership and community collaboration are at the forefront, and I am excited to see this project take form and bring new opportunities for everyone in our community to enjoy.

*Thank you, and I yield back...*

A handwritten signature in blue ink, reading "Dan Amodeo".