



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

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

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## 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

*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 24<sup>th</sup> 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

### 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. 3<sup>rd</sup> 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

**APPROVED:**

## PORT of KENNEWICK BOARD of COMMISSIONERS

DocuSigned by:

*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**

A35176A2D2CD413...

*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. 3<sup>rd</sup> 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.

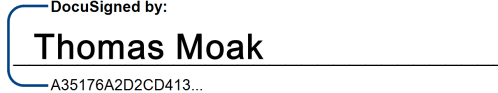
**BE IT FURTHER RESOLVED** that the Port of Kennewick Board of Commissioners hereby ratifies and approves all action by port officers and employees in furtherance hereof; and authorizes the port Chief Executive Officer to take all action necessary in furtherance hereof.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 13<sup>th</sup> 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

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### 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

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# 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

### EXHIBIT A



**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





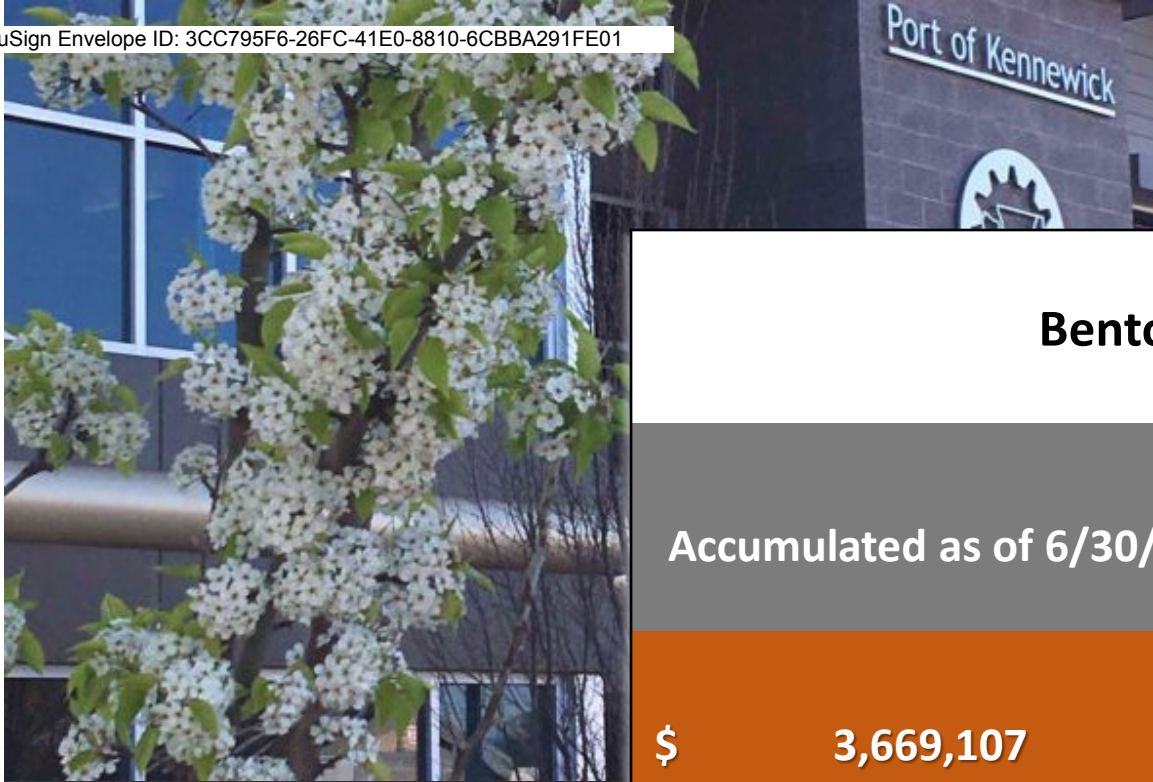
## Capital Projects 2021/2022

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
VDF 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



**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	

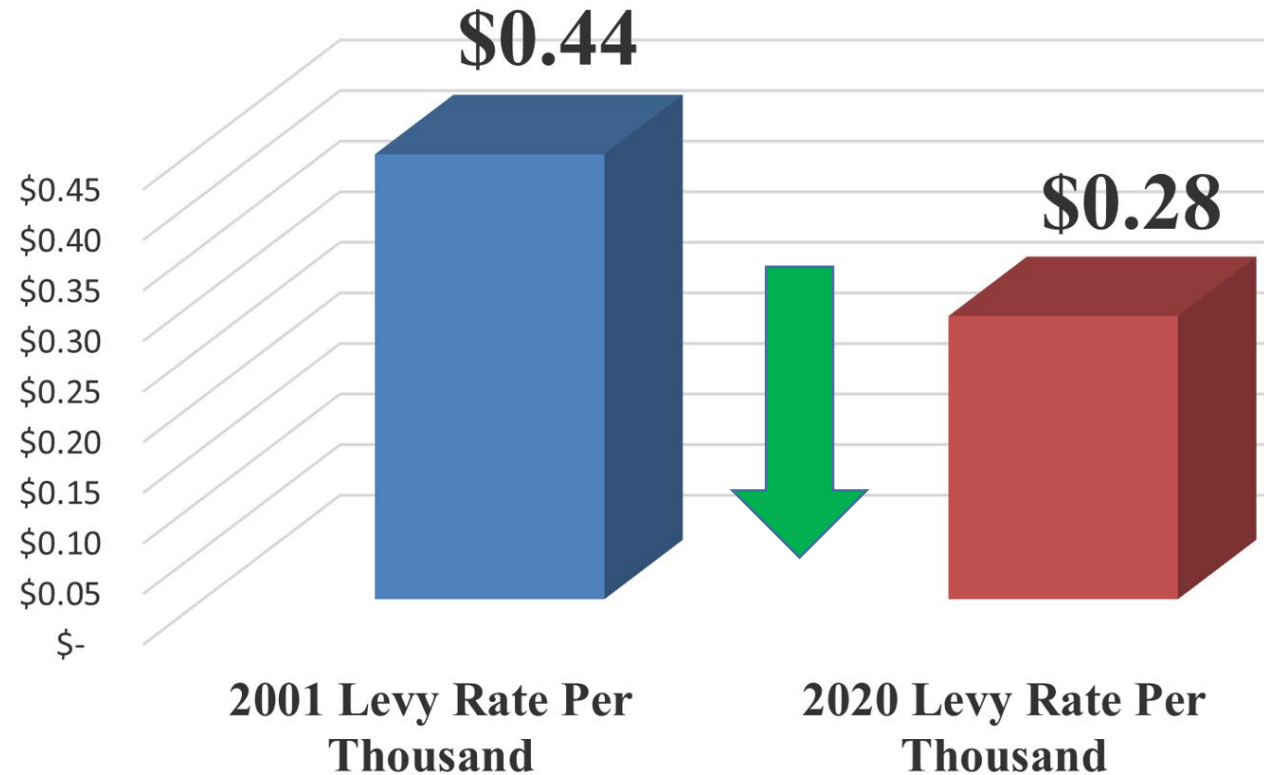
Total: **\$9,050,000**

Conceptual 2023/24 Work  
Plan/Budget





**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](mailto:nick@portofkennewick.org)





**2023-2024 Work Plan**     *DRAFT 3.0 (9/9/2022)*     **Resolution 2022-XX**

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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](http://www.PortofKennewick.org)

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<b>PROSPECTIVE VISION</b>	Page 2
<b>CAPITAL EXPENDITURE SUMMARY</b>	Page 3
<b>DISTRICT BOUNDARY MAP</b>	Page 4
<b>PROPERTY PORTFOLIO</b>	
<b>PRIORITY PROJECTS</b>	
Vista Field Redevelopment	Page 5
Kennewick Historic Waterfront District (Clover Island & Columbia Drive)	Page 7
<b>OTHER PROJECTS/PROPERTIES</b>	
Vista Field Industrial, Oak Street, Finley & Plymouth Island	Page 9
<b>ADDITIONAL WORK PLAN PROJECTS</b>	Page 10

## PROSPECTIVE VISION

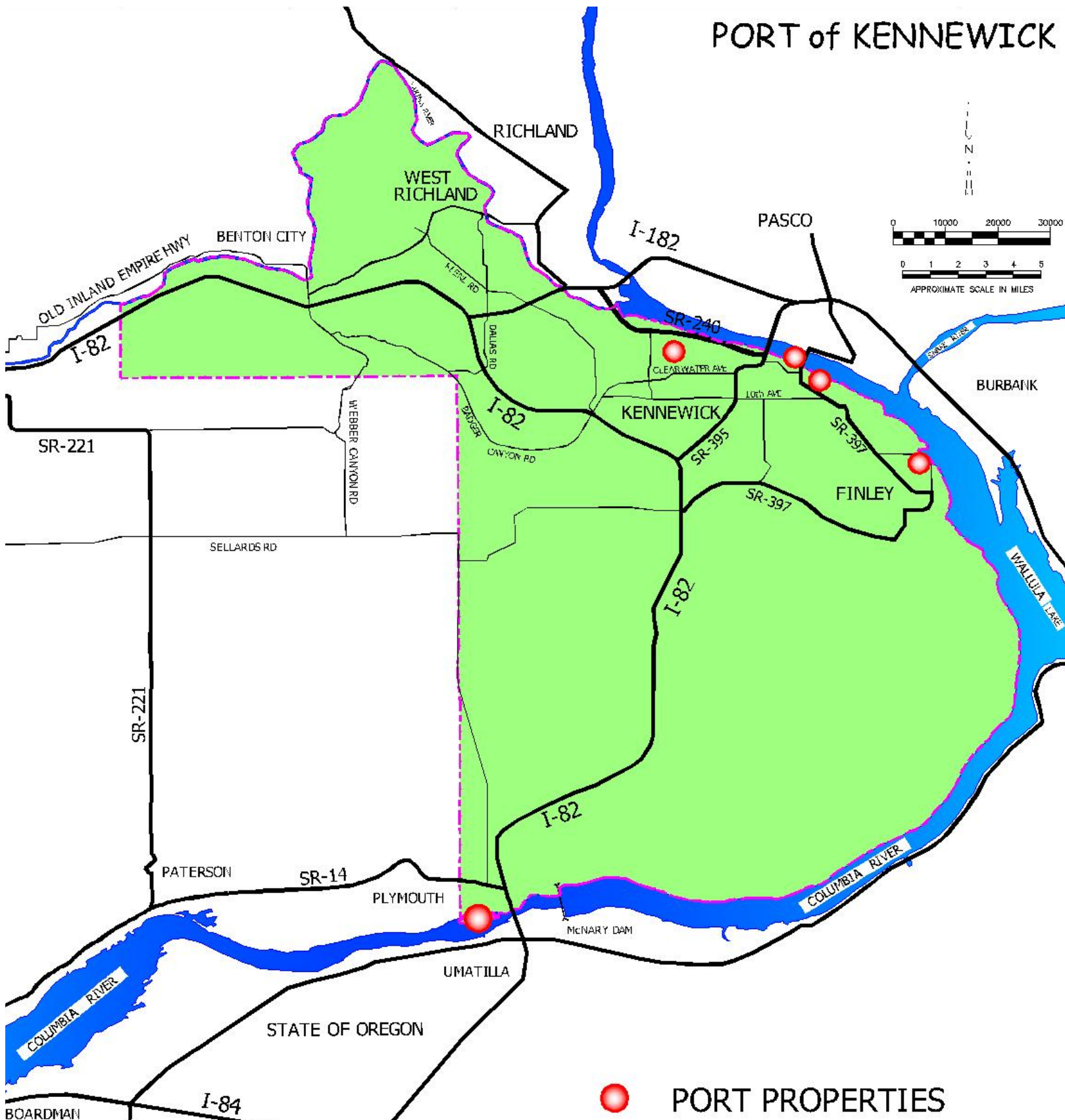
- **The Port is an economic development entity focused on redevelopment.**
- **The redevelopment role avoids duplicating private sector efforts while either or both invigorating areas of the district lagging in private sector investment and forging a economically sustainable development pattern.**
- **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 9, 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	
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	
<b>TOTAL</b>		<b>\$ 9,050,000</b>	

**2023-2024 Work Plan***DRAFT 3.0 (9/9/2022)***Resolution 2022-XX****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

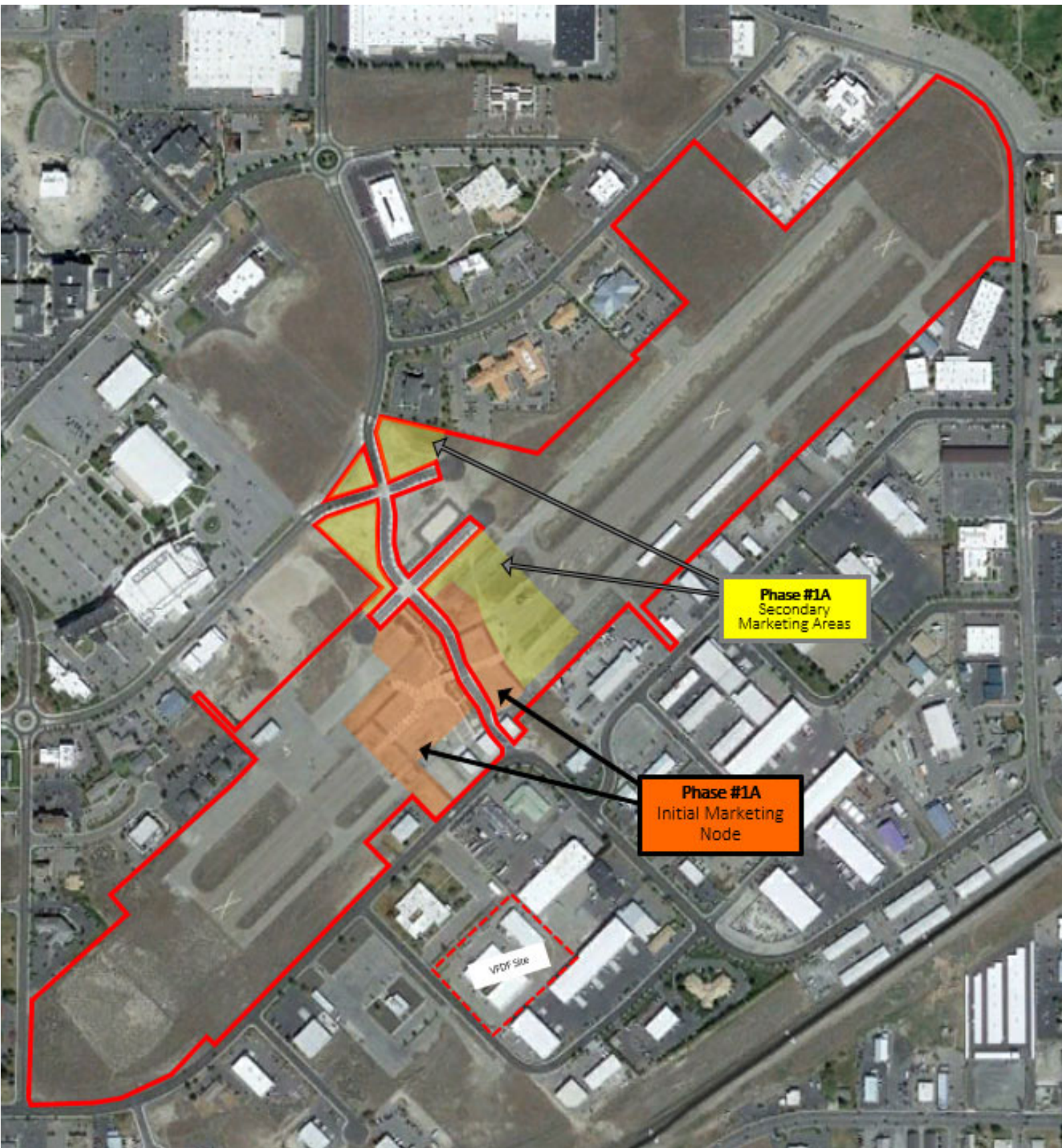
- ☐ Reconstruct Corporate Hangars B & C based upon July 2022 Design Concepts (\$3,300,000 RCCF) ®
- ☐ Identify Mutual Beneficial Project with City of Kennewick and Complete Project (\$2,000,000 City of Kennewick RCCF) ®
- ☐ Vista Field Joint Use Parking Lots (Design & Construct) - \$500,000
- ☐ Vista 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**





# 2023-2024 Work Plan *DRAFT 3.0 (9/9/2022)* Resolution 2022-XX

## 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

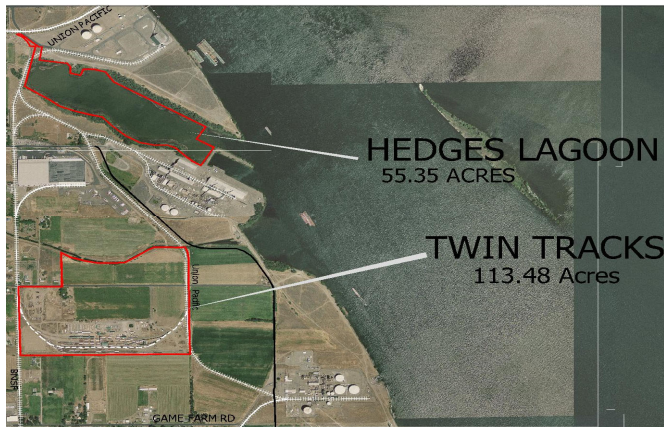


## OAK STREET

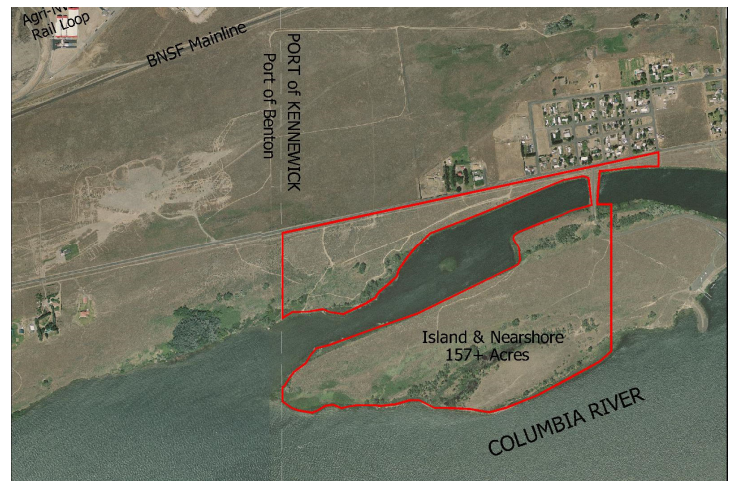


## FINLEY

(Twin Tracks &amp; Hedges Lagoon)



## PLYMOUTH ISLAND



## SUGGESTED WORK &amp; 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**