

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.

To participate and make public comments remotely, please call in at: [1-866-899-4679](tel:1-866-899-4679),  
Access Code: 454-733-093

Or, join on-line at the following link: <https://meet.goto.com/454733093>

## **AGENDA**

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

October 10, 2023  
2:00 p.m.

- I. CALL TO ORDER**
- II. ANNOUNCEMENTS AND ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- V. CONSENT AGENDA**
  - A. Approval of Direct Deposit and ePayments September 15, 2023
  - B. Approval of Warrant Register Dated September 26, 2023
  - C. Approval of Regular Commission Meeting Minutes September 12, 2023
  - D. Approval to Surplus Property; Resolution 2023-27
  - E. Approval of Direct Deposit and ePayments September 29, 2023
  - F. Approval of Warrant Register Dated October 10, 2023
- VI. PRESENTATION**
  - A. Port of Camas-Washougal Project Overview, Chief Executive Officer David Ripp ([TIM](#))
- VII. ACTION ITEMS**
  - A. Water Rights Agreement; Resolution 2023-28 ([LARRY](#))
- VIII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Kennewick Waterfront
    - 1. Monarch Festival Event (DAVID)
  - B. Vista Field
    - 1. Loan Update ([NICK](#))
    - 2. E-Bike Event (DAVID)

- C. Idaho Report (BRIDGETTE/LISA)
- D. Rural County Capital Funds Summit Review (NICK)
- E. Commission Meetings (formal and informal meetings with groups or individuals)
- F. Non-Scheduled Items  
(LISA/BRIDGETTE/TANA/NICK/LARRY/AMBER/MICHAEL/DAVID/CAROLYN/TIM/KEN/TOM/SKIP)

**IX. PUBLIC COMMENT** *(Please state your name and address for the public record)*

**X. ADJOURNMENT**

***PLEASE SILENCE ALL NOISE MAKING DEVICES***





# PORT OF KENNEWICK REGULAR COMMISSION MEETING

**DRAFT**

**SEPTEMBER 12, 2023 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)  
Nick Kooiker, Deputy Chief Executive Officer/CFO (via telephone)  
Amber Hanchette, Director of Real Estate (via telephone)  
Michael Boehnke, Director of Operations  
Bridgette Scott, Executive Assistant (via telephone)  
Lisa Schumacher, Special Projects Coordinator  
David Phongsa, Marketing and Capital Projects Coordinator  
Carolyn Lake, Port Counsel (via telephone)

## **PLEDGE OF ALLEGIANCE**

Commissioner Hohenberg led the Pledge of Allegiance.

## **PUBLIC COMMENT**

No comments were made.

## **CONSENT AGENDA**

- A. *Approval of Direct Deposit and E-Payments Dated August 16, 2023***  
Direct Deposit and E-Payments totaling \$105,479.50
- B. *Approval of Warrant Register Dated September 12, 2023***  
Expense Fund Voucher Number 105193 through 105232 for a grand total of \$169,043.03
- C. *Approval of Regular Commission Meeting Minutes August 22, 2023***

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



# PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 12, 2023 MINUTES

**DRAFT**

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## PRESENTATIONS

### **A. *Washington State Commission on Asian Pacific American Affairs***

Mr. Phongsa was Commissioned by Governor Inslee to the Washington State Commission on Asian Pacific American Affairs (CAPAA) for Benton County. Scott Lerhman is the Commissioner for Franklin County. Mr. Phongsa gave a brief history of the CAPAA (*Exhibit A*) and serves as the Chair of the Economic Development Committee.

The Commission congratulated Mr. Phongsa on his new role as a Commissioner of CAPAA.

### **B. *Arts Center Task Force Update***

Commissioner Novakovich introduced Phinney Brown, Executive Director for the Art Center Task Force.

Ms. Brown provided an update on their new headquarters (*Exhibit B*) and an update on the future Art Center.

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### **A. *Kennewick Waterfront***

#### **1. *Swampy's BBQ Construction Update***

Ms. Hanchette gave a construction update on Swampy's BBQ building (*Exhibit C*) located in Columbia Gardens.

#### **2. *Boat Launch Tri-City Herald Gold Star Award***

Mr. Boehnke reported that the Port of Kennewick public boat launch was awarded the gold star award by the *Tri-City Herald* (*Exhibit D*), which is voted on by the public.

### **B. *Vista Field E-Bike Event***

Mr. Phongsa reported the E-Bike event will be held on September 14, 2023, at Vista Field, from 4:00 to 8:00 p.m. (*Exhibit E*) Mr. Phongsa stated there will be events for all ages and food trucks will be on location.

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

Commissioners reported on their respective committee meetings.

### **D. *Non-Scheduled Items***

Mr. Arntzen visited the Wine Village today and spoke to Ron Swanby, owner of Swampy's BBQ. Mr. Arntzen stated Mr. Swanby is a great ambassador for Columbia Gardens and he is very excited about the construction progress. Mr. Arntzen took a tour of the new restroom and stated it is a very nice area. There is even a water fountain for pets. The Commission should be proud of the Columbia Gardens development.

Commissioner Novakovich thanked Ms. Lake for the Executive Session script.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 12, 2023 MINUTES

**DRAFT**

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## **PUBLIC COMMENTS**

Scott Lerhman, Pasco, Washington. Mr. Lerhman apologized for not attending the earlier CAPAA presentation with Mr. Phongsa. Mr. Lerhman is an engineering manager at Hanford and previously served on the Pasco School Board for ten years. Mr. Lerhman is looking forward to partnering with the community on the mission and visions of CAPAA.

No further comments were made.

## **COMMISSION COMMENTS**

No comments were made.

## **RECESS FOR EXECUTIVE SESSION**

Commissioner Novakovich stated the governing body, subject to the OPMA, is allowed to go into Executive Session for very specific purposes as part of a Regular Special Meeting that is closed to the public. All discussions are to be kept confidential and any disclosure of information from an Executive Session violates RCW 42.23.070(4). No action can be taken in Executive Session. This Executive Session today is called pursuant to RCW 42.30.110(1)(c) and (i) and will be held in order to: Consider the minimum price at which real estate will be offered for sale, and to consider legal or financial risks of a proposed action.

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 2023-2024 Work Plan Resolution 2022-26, including the following elements of that Plan:
  - o Acknowledgement of the enormity of the Vista Field Redevelopment project and the significance of this effort to the entire Port district and larger Tri-City area.
  - o Pursue fewer projects while selecting projects with the greatest benefit to the community
  - o Undertaking Vista Fields massive redevelopment effort while balancing district-wide objectives
- Consistency with Port's Capital Improvement Plan, including balancing Port purchase opportunities against available resources, including availability of staff and availability of financial resources, and
- Consistency with Port's Vista Field Plan, all as explained in more detail in the Commission's public Informational Memo.

The Executive Session will last approximately 30 minutes. During this time, we respectfully request the audience to vacate the Commission Chambers. If for any reason Executive Session is expected to last longer than anticipated, we will notify you by announcing the extension time needed outside the Commission Chambers. Decisions or actions are not expected following the conclusion of Executive Session.

# PORT OF KENNEWICK REGULAR COMMISSION MEETING

SEPTEMBER 12, 2023 MINUTES

**DRAFT**

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*Commissioner Novakovich recessed the Regular Commission Meeting at 2:40 p.m. and convened the Executive Session at 2:40 p.m. for 30 minutes.*

## EXECUTIVE SESSION

- A. Basis [Real Estate Sale or Lease] – RCW 42.30.110 (1)(c) - authorizes an executive session to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price.*
- B. Basis [Legal & Financial Risk] - RCW 42.30.110(1)(i) (iii)*

*Ms. Schumacher extended the Executive Session for 20 minutes at 3:10 p.m.*

*Ms. Schumacher extended the Executive Session for 15 minutes at 3:30 p.m.*

*Commissioner Novakovich adjourned the Executive Session at 3:42 p.m.*

*Commissioner Novakovich reconvened the Regular Commission Meeting 3:44 at p.m.*

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:45 p.m.

**APPROVED:**

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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*Skip Novakovich, President*

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*Kenneth Hohenberg, Vice President*

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*Thomas Moak, Secretary*

# Strategic Plan 2023-2026







**WASHINGTON STATE COMMISSION ON  
ASIAN PACIFIC AMERICAN AFFAIRS  
2023-2026 STRATEGIC PLAN**

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# Message

# Contents



*Toshiko Hasegawa*  
**Toshiko Hasegawa**  
Executive Director



*Nam Nguyen*  
**Nam Nguyen**  
Chair

**Dear Community Partners,**

The Washington State Commission on Asian Pacific American Affairs is proud to present our 2023-2026 strategic plan. We advise state and local government and other institutions in Washington State on issues affecting the Asian American (AA), Native Hawaiian, and Pacific Islander (NHPI) communities, which, according to the 2020 Census, is the states’ second-largest and fastest-growing minority group. This document is our road map to address challenges and opportunities that continue to face our diverse communities, with focuses on civil rights, economic development, education, health and human services.

The Commission strives to approach each issue and challenge by applying a lens on equity, inclusion, and social justice. In the wake of Covid-19, the longstanding equity gaps have only deepened. Additionally, we’ve seen a resurgence of Anti-Asian sentiment plaguing our society, partly a legacy of the Trump Administration policy and rhetoric amplifying fear, distrust and displacement among immigrant and refugee community members.

We recognize that advancing equity requires centering the people disparately impacted by oppression, bigotry and institutional racism. The Commission is dedicated to fulfilling its mission towards people-centered policies, with programs and projects that will uplift and empower the voices in out communities and also address the needs of our communities.

This strategic plan outlines our high-level goals organized by our committees, which oversees the Commission’s work on priority issues defined by statute. Together, staff works with Commissioners to identify and examine these and other issues impacting AA & NHPI’s and advise the governor, state legislature, and all other state agencies on how to address them.

Advancing equity is a collaborative process and we look forward to the work ahead to advance justice for all.

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# Agency Overview

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# Agency Overview

## History

Due to pervasive discrimination and barriers in accessing government services, a group of local Asian American, Native Hawaiian & Pacific Islanders community members met with the Governor in 1971 to examine a broad range of issues facing the Asian American, Native Hawaiian & Pacific Islanders population in the areas of employment, education, social services, community development, immigration, and civil rights.

In January 1972, Governor Evans created The Governor’s Asian Advisory Council by executive order. On February 26, 1974, the 43rd Washington State Legislature formally created The State of Washington Commission on Asian American Affairs as a state agency. On April 17, 1995, Governor Mike Lowry signed a bill to change the Commission’s name to The State of Washington Commission on Asian Pacific American Affairs to include Pacific Islanders.

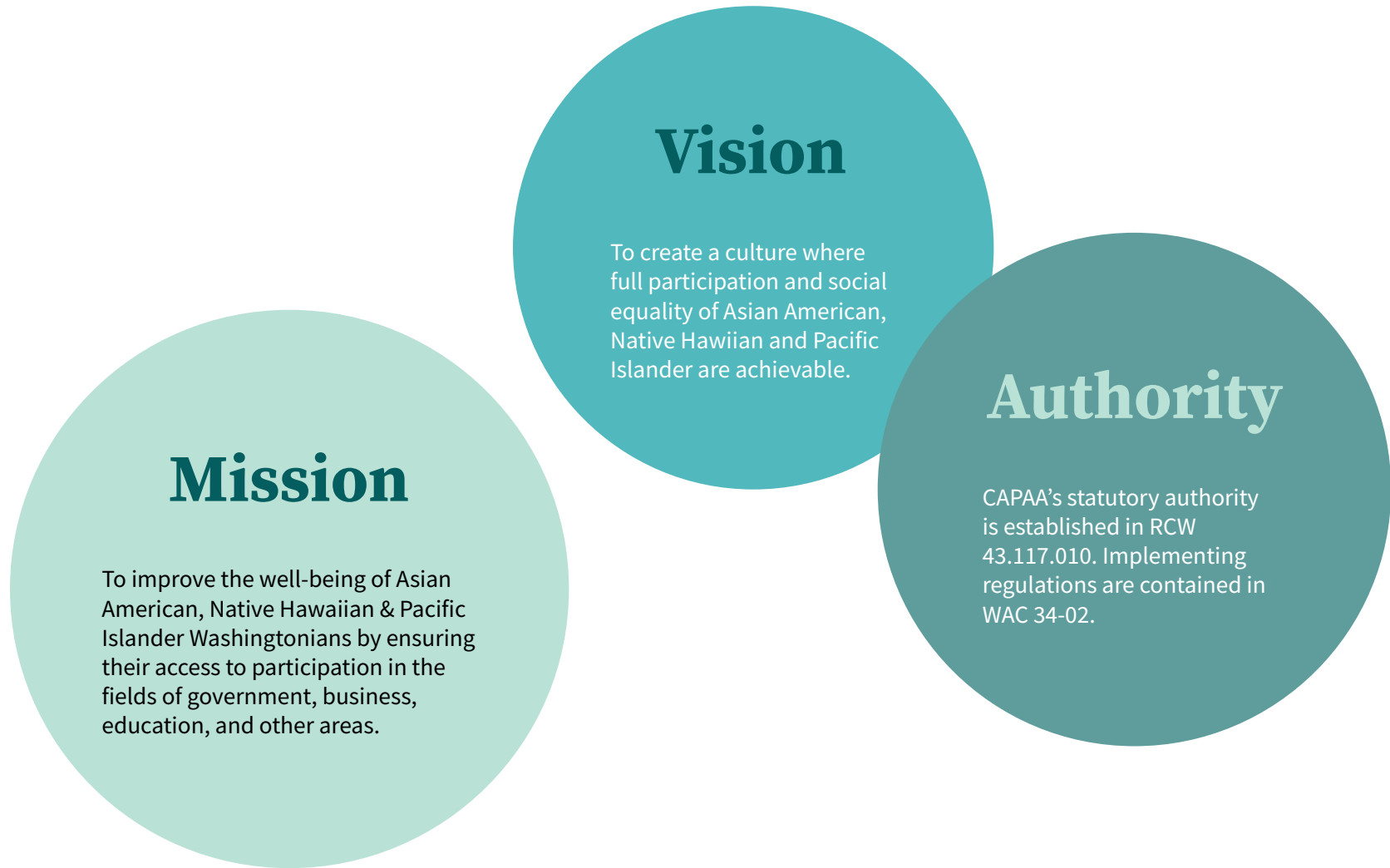
The Commission was formed by the Legislature over concern with the plight of those Asian American, Native Hawaiian & Pacific Islanders who, for economic, linguistic, or cultural reasons, find themselves disadvantaged or isolated from

American society and the benefits of equal opportunity. The Legislature deemed it necessary to create the commission to carry out the following purposes:

- Improve the well-being of Asian American, Native Hawaiian & Pacific Islanders by ensuring their access to participation in the fields of government, business, education, and other areas.
- Help all Asian American, Native Hawaiian & Pacific Islanders achieve full equality and inclusion in American society.
- Aid Asian American, Native Hawaiian & Pacific Islanders in obtaining governmental services in order to promote the health, safety, and welfare of all the residents of this state.







# Powers and Duties

The Commission examines and defines issues pertaining to the rights and needs of Asian American, Native Hawaiian & Pacific Islander Washingtonians and makes recommendations to the governor, state legislature, and state agencies with respect to desirable changes in program and law.

The Commission advises state government agencies on the development and

implementation of comprehensive and coordinated policies, plans, and programs focusing on the special problems and needs of Asian American, Native Hawaiian & Pacific Islanders.

The Commission coordinates and assists with statewide celebrations during the fourth week of Asian American, Native Hawaiian & Pacific Islander Heritage Month that

recognize the contributions to the state by Asian American, Native Hawaiian & Pacific Islanders in the arts, sciences, commerce, and education.

The Commission coordinates and assists educational institutions, public entities, and private organizations with celebrations of Korean-American day that recognize the contributions to the state by Korean-Americans in the arts, sciences, commerce, and education.

The Commission recommends potential commissioner candidates to the Governor for review and appointment.

The Commission establishes relationships with local governments and private industry to promote equal opportunity and benefits to Asian Americans, Native Hawaiian & Pacific Islanders in government, education, economic development, employment, and services.

The Commission holds public hearings, takes testimony, receives evidence, as the commission deems advisable.

The Commission secures directly from any department or agency of the state information necessary to enable it to carry out its purpose. Upon request of the chair of the commission, the head of such department or agency shall furnish such information to the commission.

The Commission has authority to receive such gifts, grants, and endowments from public or private sources as may be made from time to time in trust or otherwise for the use and benefit of the purposes of the commission.





# Organization

Today, CAPAA is a cabinet-level agency consisting of three staff and 12 Commissioners appointed by the Governor who work collaboratively to identify and examine issues impacting community members and advise the Governor, State Legislature and all other state agencies and strategies to better serve them. CAPAA responds to concerns and brings about positive change with long-term solutions. Our staff and commissioners:

- Ensure community voices are heard in state government.
- Inform communities about laws and policies that affect their well-being.
- Advocate for policies and services that support the unique needs of our communities.

# Priority Issue Areas

Commission priority issue areas as described in its enabling legislation are as follows:

- **Civil Rights & Immigration:** Advocate for civic engagement, civil rights, immigrants/refugee rights, environmental justice, promote tolerance
- **Education:** Develop strategies to ensure every child has access to a quality education that values diversity and mutual respect.



- **Health & Human Services:** Promote solutions to improve access to quality, affordable, and culturally-appropriate health and social services.
- **Economic Development:** Increase opportunities to participate in entrepreneurship and the workforce.

In order to meet its mission, the Commission serves several functions and roles. Among them are:

- **Research and analysis:** To examine and define issues pertaining to the rights and needs of AA & NHPs, and make recommendations to the governor, legislators, and state agencies with respect to desirable changes in program and law.
- **Advisory and Advocacy:** To advise the Governor and state and local public officials on the development and implementation of comprehensive and coordinated policies, plans, and programs focusing on the special problems and needs of AA & NHPs.
- **Education:** To educate AA & NHPs communities about laws, programs, and policies that affect its well-being.
- **Conduit and consultant:** To make government more accessible by serving as a conduit and consultant between AA & NHP communities and state agencies.
- **Resource:** To serve as a resource through research and educational materials, technical assistance, agency referrals, casework, and community forums.

# Needs Assessments

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## 2

# Needs Assessments

**Each year, CAPAA conducts a statewide needs assessment of Asian American, Native Hawaiian & Pacific Islander communities, to identify and examine the population.**

Most recently, in 2022, The Commission provided a demographic Snapshot of AA & NHPI's based upon Census 2020 and 2020 American Community Survey Data. CAPAA's Needs Assessments can be accessed [online here](#).

The goal is for this information to serve as a useful reference to partners in state government who often approach us with questions about AA & NHPI's and how to effectively engage. It is also intended to be a helpful tool to community-based organizations and members of the public who are looking for publicly available demographic information on AA & NHPI Washingtonians.

Today, AA & NHPI communities together comprise 12.3% of the state's overall population, making AA & NHPI's the state's second-largest and fastest-growing minority group. When disaggregated by race, population totals for Asian American, Native Hawaiian & Pacific Islander communities is as follows:

- 8.5% Asian population statewide
- 11% Asian Alone and in combination with another race

- .7% NHPI alone
- 1.3 % NHPI in combination with another race

AA & NHPI's are present in every county in the state. The majority of Asian populations are located in King (386,404), Snohomish (86,121), Pierce (55,571), Clark (21,752) and Thurston (15,832) counties. The majority of the Native Hawaiian, Pacific Islander populations are located in King (16,944), Pierce (12,848), Snohomish (4,197), Clark (3,751) and Spokane (2,799) counties.

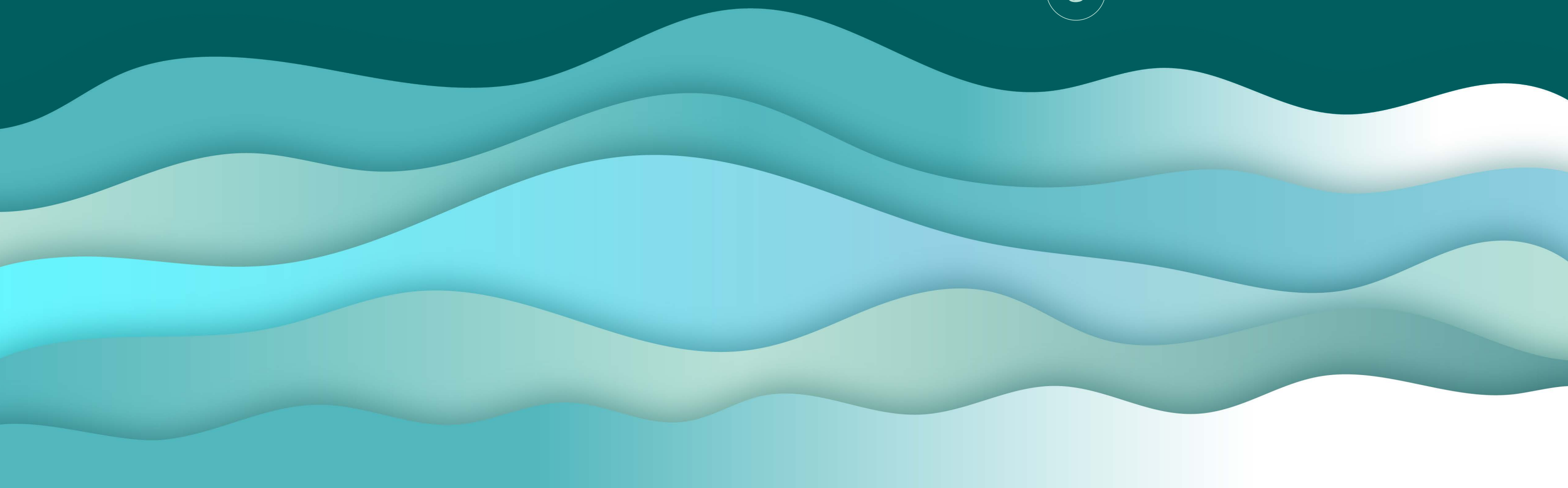
The Asian population has a poverty rate of 9.3%. Native Hawaiian and Pacific Islanders have a poverty rate of 15.3%, which are higher than the white poverty rate at 8.1%.

The top spoken Asian languages are Chinese (89,549), Vietnamese (61,610), Tagalog (56,497), Korean (48,425) and other Pacific Islander languages (29,876). Vietnamese, Korean, Khmer-Cambodian and Chinese communities have higher rates of limited English proficiency while South Asian Indian communities including those that speak Hindi, Urdu and Gujarati tend towards having higher rates of speaking English "very well".



# Pillars of Advocacy

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3

# Pillars of Advocacy

The following are pillars of advocacy that can and should be applied across the board in all efforts. These pillars convey how the Commission strives to promote access and equity in state government.

**Anti-Racism and Pro-Equity (PEAR)**  
**internal practices:** All three members of CAPAA staff serve as the agency’s PEAR team, where we will work in conjunction with the Office of Equity to improve internal best practices and live our own commitment of addressing systemic racism and proactively removing barriers to justice in order to achieve procedural and outcome fairness for staff and community stakeholders alike. CAPAA should work intentionally to engage the newly formed HAPPEN Business Resource Group on engagement and job opportunities, like AA & NHPI Heritage Month.

**Centering Community Voice:** CAPAA’s role is to identify and examine issues impacting AA & NHPI community members, and our twelve appointed Commissioners representing some of the state’s geographic and cultural diversity have a role in conducting meaningful engagement towards community-centered solutions to issues. In this way, community engagement with the public at-large is integral to the agency living its mandate. The Commission complies with all Open Public Meeting Act rules, and strives to being “barrier-free” through creating as many avenues as possible for inclusion into public meetings: traveling to be in-

person while still offering remote options for participation to members of the public, and providing reasonable accommodations to those who request it in a timeline matter.

**Cultural Humility:** As a state agency, the Commission recognizes significant cultural and institutional barriers that inherently exist in attempting to reach AA & NHPI stakeholders. The Commission must practice humility - acknowledgement that the state government’s norm of operations is not always the most appropriate or effective when serving communities of color, immigrants, and refugees. The Commission embraces a “trusted messenger model” of community engagement, working collaboratively with Commissioners, community-based organizations, community gatekeepers and other grass-roots leaders with credibility to effectively conduct its work. The Commission intentionally embraces opportunities to participate in community events as a guest or exhibitor to build relationships and raise public awareness of CAPAA and its work. Partner with community-based organizations and state agencies to hold public informational opportunities virtually and in person.





**Serve as a Resource:** The Commission should seek out and embrace opportunities to participate in events, workshops, conference, symposiums, panels and news interviews as subject matter experts. In addition to hosting five public board meetings each year, the Commission should also hold public community meetings, forums and focus groups in person and virtually in conjunction with other state entities to provide education to community members and solicit public input.

**Workgroups, committees, taskforces:** Each year, the Commission is named to serve upon a number of state workgroups, committees and taskforces. Recognizing that subject matter expertise on specific issue areas exists within the community at-large, the following is a process for identifying and appointing community members as CAPAA designees.

Advertise appointment opportunities via CAPAA Commissioners and formal CAPAA communications channels including the newsletter and social media. Connect with potential appointees for a preliminary Q & A. Host a formal interview with representatives of the relevant standing committee. Ensure the final appointee is publicly listed on CAPAA’s website with a summary of their role. Invite the appointee to report back to committee to provide updates, and invite opportunities for institutional support from CAPAA to advance their voice and work in advocacy. Publicly publish the final work product upon the CAPAA website.

The Commission will continue to advocate for inclusion upon state work groups and

task forces to ensure community perspective and voice is formally accounted for on a wide range of issues, especially priority issue areas.

**State Partnerships:** The Commission act as a liaison between AA & NHPI communities at-large, agencies, the legislature and the governor’s office. CAPAA meets with elected and appointed policy makers to educate them about AA & NHPI community member experiences, and advises on opportunities to support them. It also assists other actors at the state to conduct culturally appropriate engagement with AA & NHPI communities. Additionally, CAPAA strategies should strive to address goals identified by Results Washington and the Governor’s Office and work collaboratively towards those goals.

**Robust Communications:** The Commission can maximize its reach by continuously managing contacts and growing the agency’s listserv. It should aim to have a concerted, consistent social media presence and amplify AA & NHPI social media pages to expand the agency’s network and communications reach. Maintain the agency’s webpage to be simple, concise and intuitive - a easy-to-navigate, one-stop-shop for community members. Strive for ADA compliance in the production of all materials, and lean on use of visuals in lieu of words when able. Utilize ethnic media including print and radio outlets, and distribute culturally and linguistically-appropriate informational materials compiled by CAPAA or others.

**Promote Language Access:** Work with the ethnic Commissions and Office of Equity to

promote language access throughout the enterprise. Work to ensure all state agencies utilize the Washington State Language Access Plan and make vital information idiomatically available to all community members. Share information about commonly spoken AA & NHPI languages and dialects to inform agencies on how to prioritize translation and interpretation services. Advise on the development and distribution of culturally and linguistically-appropriate informational materials.

**Promote Disaggregated Data and Consistent Data Collection:** Work with the Ethnic Commissions and Office of Equity to promote the disaggregation of data across state government, and to break down the silos between state agencies and offices by prompting consistency of data collection fields. Partner with Results Wasihnngton when conducting public performance reviews and provide input on interagency projects. Conduct an annual Needs Assessment assessing AA & NHPI demography by race, ethnicity, language, location in order to identify evolving needs, issues and opportunities.



# Priority Issue Areas

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## 4

## Priority Issue Areas

### Civil Rights and Immigration

**Goal:** Examine and define issues of systematic or widespread discrimination, bias, disadvantage or harm against Asian American, Native Hawaiian & Pacific Islander peoples, including immigrants and refugees, and proactively work with institutional actors and communities to undo oppression and advance equity.

**Background:** Washington State has a painful history of exclusive laws impacting communities of color and immigrants, from colonization of Hawaiian and Pacific Islands, nuclear testing in the COFA islands, to chinese exclusion, japanese american incarceration, redlining, segregation, and laws banning interracial marriage. Communities led the fight to justice, and, over time, earned rights and freedoms bit by bit that were granted to their white counterparts. This very history lives at the inception of CAPAA, for racism and discrimination against non-whites is embedded in our systems, structures, cultural norms and practices, and requires vigilance. As well as strategies for Pro-Equity and Anti-Racism. Still today, disparities as a result of a history of exclusion lives on in our institutions. AA & NHPI's continue to be underrepresented in the electorate,

with barriers to participating in electoral processes, including as voters, candidates, and elected officials making laws. AA & NHPI's are underrepresented in elected and appointed office. There has never been a Native Hawaiian, Pacific Islander or COFA Islander elected official in the State of Washington. While the community has been in Washington for over a century, endemic systemic erasure and oppression has significantly compromised the development of the NHPI Political Voice.

The legacy American immigration enforcement of unconstitutionally, indefinitely detain undocumented immigrants and target lawfully resettled refugees leaves a legacy of fear, displacement and social disorganization among communities of color. Heightened fear among immigrant and refugee





communities grew, as ICE raids increased. The Trump Administration announced an effort to forcibly remove and deport lawfully resettled Vietnamese refugees, potentially displacing thousands of Washingtonians and sewing deep fear and mistrust among community members. This required many efforts at the state level to express support for community members and lend our voice against these xenophobic policies. Meanwhile, many members of the Cambodian community facing imminent deportation for having committed crimes in the past sought clemency from Governor Inslee. CAPAA was asked to weigh in and explored ways to expand capacity for the clemency board and expedite review of cases for people facing exigent circumstances, including imminent deportation.

When the Covid-19 pandemic hit Washington first, the flames of anti-asian sentiment were fanned from political leadership, who used the terms “Chinese Virus”, “China Virus” and “Kung Flu”,

which led to a significant increase anti-asian sentiment. Chinese businesses were hit hard before statewide shutdowns, as business plummeted due to racist impressions and acts of vandalization. Across Washington State, incident reports of hate crimes, including acts of violence, grew. Reports of acts of discrimination in public schools and higher education which required swift responses from CAPAA in conjunction with political leadership and school administrators to ensure students of asian ancestry were not be unconstitutionally segregated, separated, or excluded.

Meanwhile, the climate crisis intensified with more extreme seasons, devastating wildfires, unbearable heat without access to cooling stations for many communities of color, and many vulnerable people, especially the elderly, casualties. Communities at home observe from afar climate disasters impacting their countries of origin, and scramble to provide access to much needed relief

resources: the sweltering heat in India, the sinking Islands of Tuvalu, the tsunami in Tonga, are three primary incidents just to name a few. We anticipate more climate refugees arriving in Washington State in the years to come. AA & NHPI communities that have been here for generations live in historically POC neighborhoods and, due to redlining laws, are clustered around industrial and transportation hubs. This increased exposure to industrial activity directly correlates to higher incidence of asthma, cancer, infant mortality, and significantly lower life expectancy.

Community activism and mobilization in response to compounding crises has voiced the need for justice and political voice. The Commission understands its role in advancing justice by promoting voice, visibility, access to democracy and policy change in State Government.

**Objective:** Increase civic engagement of AA & NHPI community members in elections and legislative processes.

- Work collaboratively with the Secretary of State to empower the AA & NHPI electorate by addressing the high rates of ballot rejections as well as promoting translated voters guides and ballot boxes;
- Promote awareness of how to access the capital budget to build affordable housing and community spaces;
- Assist planning the annual POC Legislative Summit statewide in conjunction with legislative members of color;
- Regularly participate in meetings of APIC-WA and assist in its organization of AA & NHPI Lobby Days in Olympia, WA. Assist communities in their organization of other cultural lobby days, including, but not limited to, COFA Lobby Day and Vietnamese Lobby Day;
- Support a pipeline for political voice and advocacy for Native Hawaiians and Pacific Islanders.

**Objective:** Promote community safety and a culture of inclusion, tolerance





and fairness against acts of bias, discrimination, hate and violence.

- Work the the Attorney General's Office, OSPI, the Human Rights Commission, law enforcement, and community-based organizations to address the rise in discrimination, bullying and hate crimes;
- Examine and define issues of systematic or widespread discrimination, bias, or disadvantage against Asian American, Native Hawaiian & Pacific Islander immigrants and their families;
- Support the development of coalitions to address unmet needs and increase the voice of underrepresented communities;
- Work proactively with ethnic commissions to bridge the divide between black, latino and asian communities and address the stigmas and biases that exist between communities of color.

**Objective:** Promote safety, stability and support for immigrants and refugees living in Washington State.

- Raise awareness of the impact of federal immigration laws and policies, including federal immigration enforcement and detention facilities, on AA & NHPI communities;
- Partner with community based organizations (CBOs), legal aide and state agencies who are trusted by, and currently serving our AA & NHPI communities in immigration

and naturalization services to serve families in need;

- Continually partner with the Governor's Office, Washington State Patrol and the Criminal Justice Training Center to raise awareness of policies related to non-compliance with federal immigration enforcement, as well as cultural competency;
- Advocate for the preservation and expansion of state-level programs providing a social safety net to immigrants and refugees, including undocumented residents.

**Objective:** Empower AA & NHPI communities as subjects impacted by and actively involved in the fight against climate change to advance environmental justice.

- Center AA & NHPI community stories and experiences as climate refugees

and residents of historically redlined areas clustered around transportation hubs and concrete deserts who are disparately impacted by climate change and inclement weather, including heat, drought and food;

- Identify opportunities for AA & NHPI communities to gain mastery in skills and science necessary to mitigate environmental harm, transform carbon fuel-based industries, reduce our carbon footprint and restore the health of the planet and communities. This includes educational opportunities, job readiness into clean energy, maritime and transportation industries, forestry, and other historically white industries and careers;
- Advocate for inclusion in state workgroups and task forces focused on environmental policy to ensure Asian and Native Hawaiian/Pacific Islander representation.

## Economic Development

**Goal:** Support Asian American, Native Hawaiian & Pacific Islander businesses and workers with the knowledge, tools, and resources, and changes to state law and policy necessary to be successful.

**Background:** Asian Americans, Native Hawaiian & Pacific Islanders are generally among both the highest income and the lowest wage earners in Washington State. Immigrant entrepreneurship and the role of small businesses are particularly important for AA & NHPI households and communities. However, many communities are unable to access mainstream resources offered by American financial institutions due to their lack of knowledge and experience with credit—making culturally and linguistically-appropriate technical assistance a critical need.

The Covid-19 pandemic severely and disproportionately affected Asian American, Native Hawaiians, and Pacific Islanders economically. AA & NHPI businesses were hit earliest - as members of the public stopped patronizing asian-owned businesses due to the racist perception of them being unclean. Asian-owned businesses were vandalized due to anti-asian racism, though many did not have insurance to cover the costs associated with destruction or vandalism. AA & NHPI business owners heard of grant or relief opportunities last, as they were not released in-language at the same time as they were released in English. And AA & NHPI businesses resources to apply for government assistance when applications themselves were not translated.

The Commission advised the Department of Commerce and Governor Inslee on the creation of the Washington State Small Businesses Resiliency Network, whereby small, minority owned businesses could receive culturally specific support in accessing business resilience resources offered by the State of Washington.

The Commission also leaned on information gathered via the Census 2020 Strategic Work Plan, which listed all known AA & NHPI-

owned businesses in Clark, Whitman and Thurston Counties, and conducted phone banks reaching out to these known AA & NHPI-owned businesses and steering them towards The Small Business Resiliency Network.

During the height of the pandemic, layoffs caused instability compelling communities to rely on unemployment assistance. Barriers arose with the Employment Security Department caused by an influx of requests, lack of language access, and COFA citizens’ unique status preventing them from finishing their applications. These complications in our institutions exacerbated already apparent gaps in equity in our society. The state also observed a “the great resignation” with thousands of community members resigning from their employment.

Recognizing the challenge of dismantling systemic inequities that cause AA & NHPI communities to face persistent barriers to business opportunities, the commission must take on the role of first identifying the barriers to entry for Asian American, Native Hawaiian & Pacific Islander business owners and then educating the community on the vast number of resources available to them. The commission must also stay vigilant and continue to identify potential barriers to achieving economic equity in business opportunities for AA & NHPI’s, as well as to promote new pathways to equity.

**Objective:** Examine and define economic development issues that impact Asian American, Native Hawaiian & Pacific Islander businesses and workers.

- Collaborate with state partners and stakeholder groups to form listening sessions to identify top issues of concern for AA & NHPI business community;
- Collaborate with OMWBE, Commerce,

and participate as members of the Governor’s Subcabinet on Business Diversity in order to advance state initiatives, programs, and opportunities;

- Develop a culturally and linguistically-appropriate resource guide for business owners about access to capital, technical assistance, etc.

**Objective:** Advise Commerce and other state partners on programs to provide small businesses with technical support needed to survive and thrive.

- Support WA state business network to ensure continued and expanded to access to technical support and resources;
- Work with state agencies and ethnic chambers, and business owners directly to improve understanding of state regulations and policy changes.

**Objective:** Promote diversity in contracting at the State of Washington by partnering with OMWBE, the Governor’s Subcabinet on Business Diversity, the Office of Equity and others.

- Work to fully implement Executive Order 2022-01;
- Promote certification of AA & NHPI-owned businesses and examine feasibility of consolidating certification for local, state, and federal requirements;
- Develop a centralized resource with all state contracting opportunities that is also accessible to LEP communities;
- Strive for 100% WMBE utilization at CAPAA.







## Education: Goal & Strategies

**Goal:** Minimize barriers and close the educational opportunity gaps impacting Asian American, Native Hawaiian & Pacific Islanders students, families & educators in early learning, K-12 and higher education.

**Background:** The Commission acknowledges that significant disparities exist in experiences and educational outcomes for Asian American, Native Hawaiian and Pacific islander students.

When race data is aggregated together, these disparities are often veiled, as large numbers of Chinese, Japanese, Korean, Filipino and Indian students with more favorable outcomes shield the extent of

the inequities and impacts upon other ethnic subgroups. AA & NHPI cultures are not embraced in public education spaces, systemically, socially, or in the curriculum itself. Furthermore, Asian language courses offered in public schools have been reduced.

In 2008, the Washington State legislature funded a study for the Ethnic Commissions to examine the educational opportunity gap affecting students of color, which led to the establishment of the Educational Opportunity Gap Oversight and Accountability Committee (EOGOAC) in 2009. Over the years, the legislature established several committees, task forces and workgroups to address existing inequities in public education. The following is a list of education-related committees, workgroups and task forces upon which CAPAA has participated in the past three years:

- Washington Kindergarten Inventory of Developing Skills (WaKIDS) Review Subcommittee
- Family Engagement Framework Work Group
- Social Emotional Learning (SEL) Advisory Committee
- Ethnic Studies Curriculum Advisory Committee
- AAPI English Learner Data Disaggregation Grant
- Early Learning Advisory Council (ELAC)
- Educational Opportunity Gap Oversight and Accountability Committee (EOGOAC)

- Every Student Succeeds Act
- Family Engagement – Reopening Washington Schools Workgroup
- Language Access Advisory Committee.

The Covid-19 pandemic exacerbated existing equity issues in education, early learning, K-12 and higher education, for students and families of color, as well as those who are low income, limited English speaking, rural, differently abled, immigrants, and refugees. The pandemic also highlighted the growing issue of digital access (in)equity as having a key role in a students performance and ability to succeed. This includes (in)access to service and devices. Meanwhile, ongoing issues of racial discrimination and bullying have intensified due to the rise in anti-Asian sentiment.

The Commission must stay vigilant to identify and address barriers to achieving equity in public education for AA & NHPI students, families and educators, and proactively work to dismantle systemic failures, build new pathways to advance equity, and actualize anti-racism in public education.

**Objective:** Conduct a renewed study of Asian American, Native Hawaiian & Pacific Islander students examining the educational disparity gap and comparing findings to the baseline study conducted by the Ethnic Commissions in 2008.

- Work collaboratively with the EOGOAC and other Ethnic Commissions to identify a contractor,



- and define the study purpose and scope, develop research methods, advise on tool development and distribution;
- Ensure agreement in data fields between the baseline study and renewed study so that trends may be observed;
- Heed feedback from 2008 survey by supporting efforts to collect and examine demographic data on an ethnic basis;
- Engage community stakeholders to ensure robust participation in the study.

**Objective:** Promote the cultural capital of AA & NHPI's, including language diversity & cultural abundance, in public education spaces.

- Language access and cultural competency should be incorporated into systems, curriculum, policies, practices;
- Promote robust ethnic studies funding at the state and support local jurisdictions in implementing ethnic studies curriculum;
- Examine/define workforce education and opportunities and support efforts to diversity faculty and staff.

**Objective:** Promote a culture of inclusion and safety for AA & NHPI people in public education spaces.

- Promote anti-bullying campaigns;
- Work collaboratively with OSPI and the Attorney General's Office to implement recommendations formulated in the Hate Crimes Task

- Force (2020);
- Work to address the disparate discipline of students of color in public schools;
- Advocate against the passage of laws that aim to criminalize youth, and advocate in support of rehabilitative models of addressing misconduct behavioral issues.

**Objective:** Advocate for and advise on strategies to promote equity in public education.

- Monitor and advise on proposed laws introduced in the legislative session and advocate for dual inclusion for both the AA & NHPI communities as a Commission;
- Monitor and advise the work of task forces and committees that are working to address the opportunity gaps;
- Work to implement milestone pieces of legislation related to Language Access, Social Emotional Learning, Disaggregation of Data, Ethnic Studies, and Digital Equity;
- Work with OSPI to set state standards and work with local jurisdictions to ensure implementation of curriculum principles at the local level;
- Advise OSPI on the structure, requirements and application review of community grants, particularly those intended to serve communities of color;
- Create a publicly available toolbox for Education stakeholders (parents, instructors, administrators) to promote AA & NHPI equity in public schools.

## Health & Human Services

**Goal:** Advance policies and conditions to promote the physical, mental, emotional and spiritual wellness of Asian American, Native Hawaiian & Pacific Islander communities.

**Background:** The Covid-19 pandemic had severe physical, mental, and emotional health impacts upon AA & NHPI communities. Across the board, community mental health suffered with higher reports of substance abuse, depression and domestic violence. Pacific Islander and COFA islander community members experienced significantly higher rates of contraction, hospitalization and death from Covid-19. Access to unemployment for limited English proficiency individuals was sparse. Although the system impacted everyone, our communities were not able to communicate with service







representatives when they got through.

CAPAA held the *Asian Community Statewide Listening Forum* in conjunction with Asian Counseling and Referral Services. Results were formally presented to the Governor's Safe Start Social Support Advisory Group, which identified the following common themes:

- Racism, Xenophobia, Bias & Hate
- Language Access
- Unemployment
- Economic Instability/Need for Resources
- Mental Health Care
- Impact of Isolation Upon Elders

- Dangers for Frontline Workers
- Digital Divide

The Pacific Islander Community Association of Washington also led on convening the *Native Hawaiian and Pacific Islander Covid-19 Town Hall*. The results were reported back to the Governor's Safe Start Social Support Advisory Group and identified the following primary themes:

- Unemployment
- Food Insecurity
- Housing Insecurity
- Gender Diverse Community Disparities
- Pre-existing Health Disparities

- Mental, Cultural, & Spiritual Health Struggles
- Access to data, funding & policy

Community members experiencing challenges and barriers to relief/justice leaned into community-based organizations (CBO's) to help them navigate systems and advocate for change. This puts strain on the organizational capacity of CAPAA and CBO's to meet the demand for service. In both listening sessions, the message was loud and clear:

**Diverse communities will care for their own, but they need financial assistance because private donors and volunteers can't do all the lifting.**

— Precy Tamaki, Yakima County





Prior to the Covid-19 pandemic, COFA Islander Health Care and COFA Dental Care were established. Today, recruitment and retention of program participants remains a challenge, and will require specialized outreach strategies on an ongoing basis. The program also faces the risk of de-funding.

English Language Proficiency and poverty are strong social determinants of health and are strong barriers to accessing care. Southeast Asian elderly have some of the highest rates of limited English proficiency (LEP) of any ethnic group, and are more likely to live in poverty. Southeast Asian communities, and refugees in particular who have survived the trauma of war, genocide, and displacement, suffer physical and mental health challenges (SEARAC, 2022).

The Compact of Free Association (COFA) provided that the United States may conduct nuclear testing on the Marshall Islands, Mariana Islands, the Island of Palau, and Federated States of Micronesia, in return for certain rights. Although there are residual, intergenerational health and environmental impacts from nuclear decimation, the United States did not make good on its guarantee to health care access for COFA citizens.

Health disparities are complex and specific to ethnic group, generation, and level of access to care. Addressing health disparities will require coordination among communities of color, state agencies, and the health care system. The Washington State Department of Health released its [Transformational Plan](#) (2022) to holistically improve the “health ecosystem” to ultimately strengthen communities through meaningful engagement of countless partners.

The legislature has established several committees, task forces and workgroups to address existing inequities in public health. The following is a list of health-related

committees, workgroups and task forces upon which CAPAA has participated over the past three years:

- Pandemic After Action Review Task Force
- Sexually Transmitted Infections Work Group
- Physical Activity Task Force
- Universal Basic Income Feasibility Study Strategic Advisory Team
- COFA Healthcare Advisory Committee
- COFA Dental Care
- Governor’s Interagency Council on Health Disparities
- Action Alliance for Suicide Prevention

**Objective:** Advocate for resources for Community Based Organizations to have sufficient capacity to continue providing direct services to community members.

- Highlight the work CBO’s do on the front line to identify, examine and address issues impacting AA & NHPI communities;
- Advocate for expanded funding for community-based, non-profit organizations providing culturally competent and idiomatically specific care;
- Support the Department of Health to make equity-centered plans to address crises.

**Objective:** Advocate for Unemployment, WA Apple Health, COFA Health Care, COFA Dental Dental, and other critical programs to offer accessible services to community members.

- Ensure they offer fully translated materials and routinize providing interpretation services;
- Advocate for funds for ESD to translate the portal and forms into all languages needed.
- Advocate that they prioritize hiring customer service staff with language skills and provide a direct line for the



- public to access those staff;
- Promote the use of Navigators, as used by WA Health Plan Finder, and partner with CBO's serving immigrant communities providing language assistance and cultural appropriate assistance;
- Establish a "Trusted Partner" program with CBO's, similar to DSHS's Washington Connection Purpose program, to help Washington residents complete applications and carry out other activities designed to help them maintain eligibility;
- Promote access for undocumented residents and people of diverse immigration status, including those seeking asylum, to qualify for state services and programs.

**Objective:** Promote access to state services for COFA citizens based upon their unique immigration status.

- Remove barriers preventing COFA citizens and undocumented residents from accessing unemployment benefits, COFA Health Care, COFA Dental, and employment opportunities;
- Partner with DOH to promote enrollment into Health and Dental programs
- Advocate for continued funding for

- programs, and expanded funding for community support;
- Advocate at the federal level to improve access to obtaining their I-94 and I-102.

**Objective:** Increase awareness of physical, mental and social health conditions disparately impacting AA & NHPI's including: alzheimers, diabetes, dementia, heart disease, hypertension, obesity, stomach cancer, Covid-19, addiction, anxiety, depression, substance abuse, and domestic violence.

- Promote accurate information about health issues by meeting with public health agencies across the state;
- Participate in awareness month campaigns;
- Host and participate in public events with health officials, service providers and community members;
- Promote the professional advancement of AA & NHPI's into the medical and public health fields;
- Convey community perceptions of public health issues to public health entities and service providers to overcome obstacles preventing access to care;
- Engage community organizations on providing culturally competent care and work with state agencies to ensure public health initiatives are accessible to LEP communities;
- Develop and advocate for targeted strategies, including culturally-appropriate wellness and prevention approaches that will address health disparities;
- Promote education and awareness of mental health to destigmatize the need for mental and behavioral health care.

# Organizational Capacity

**Goal: Build the agency's organizational capacity to fulfill its mission and sustain its operations for the next 50 years.**

**Background:** CAPAA, at its peak, had four staff in two offices in Olympia and Seattle. Unfortunately, they were defunded by the legislature and threatened to be combined with the other ethnic commissions. Additionally, the Commission's scope has been encroached by other state agencies. As we see population increase, it demands more engagement from staff and commissioners. When Covid-19 pandemic arrived in King County and spread throughout Washington State, Governor's "Stay Home, Stay Healthy" order resulted in total shutdown of in-person operations and, effectively, all operations went completely virtual. As we return to in-person operations,





the “new normal” requires agencies to support hybrid operations, supported by updated technology and equipment.

**Objective:** Obtain resources necessary to conduct meaningful engagement statewide.

- Convene community forums on emerging and pressing issues impacting AA & NHPI communities;
- Establish a presence in rural communities and border counties with hard-to-reach populations, and build upon those relationships with consistency and intentionality;
- Develop linguistically-appropriate materials, including CAPAA’s website, for limited English proficient populations;
- Utilize interpretation services at public forums and in the office to better receive community input from Limited English Proficient (LEP) populations;
- Acquire technology necessary to accommodate virtual and hybrid settings in the post-pandemic “new normal”;
- Conduct research, produce reports and distribute materials related to AA & NHPI demography and issues.

**Objective:** Support the state legislature in engaging and honoring community perspective, voice and input by participating in all legislative committees.

- Advocate for two appointees to each work group, to ensure representation



of both Asian and NHPI perspectives, respectively;

- Advocate for special funding to meaningfully engage both Asian and NHPI communities;
- Protect the Office of Equity against being named in legislation to do outwards facing work, as warned against in the Equity Office Task Force Recommendations.

**Objective:** Obtain resources necessary to support professional development of staff and Commissioners.

- Maintain a competitive, diverse workplace by offering performance-based salary increases, professional development trainings and certifications, participation in professional conferences, and offer tuition reimbursement to staff;
- Support Commissioners by offering commissioner compensation in public board meetings, facilitating mentorship to new Commissioners, in-person onboarding and orientation, team building opportunity among Commissioners and with staff, trainings in DEI, business writing and Robert’s Rules of Order, participation in professional conferences, reimbursement for travel and participation in state activities;
- Re-launch the Ruth Woo fellowship program and potentially expand the program to facilitate a pipeline for eager AA & NHPI youth and students to enter the pipeline into Washington State service.



**Objective:** Routinize the process for Commissioners and other CAPAA appointees to coordinate in advocacy.

- Routinize the recruitment and appointment of members of the public at-large for state opportunities;
- Support report-backs of appointees to appropriate committees and the full Commission.
- Conduct regular check-ins and follow ups to those who represent CAPAA in an official capacity;
- Support engagement efforts with community members and policy makers, including the State Legislature, Governor, and Lt. Governor, to increase advocacy capacity of appointees and Commissioners.

**Objective:** Implement and routinize emerging state initiatives and mandates impacting organizational capacity.

- Ensure cyber security of CAPAA and its website domain;
- Ensure proper administration over mobile device management;
- PEAR plan formulation and implementation by PEAR Team Members.





**Washington State Commission on Asian  
Pacific American Affairs**  
[www.capaa.wa.gov](http://www.capaa.wa.gov)



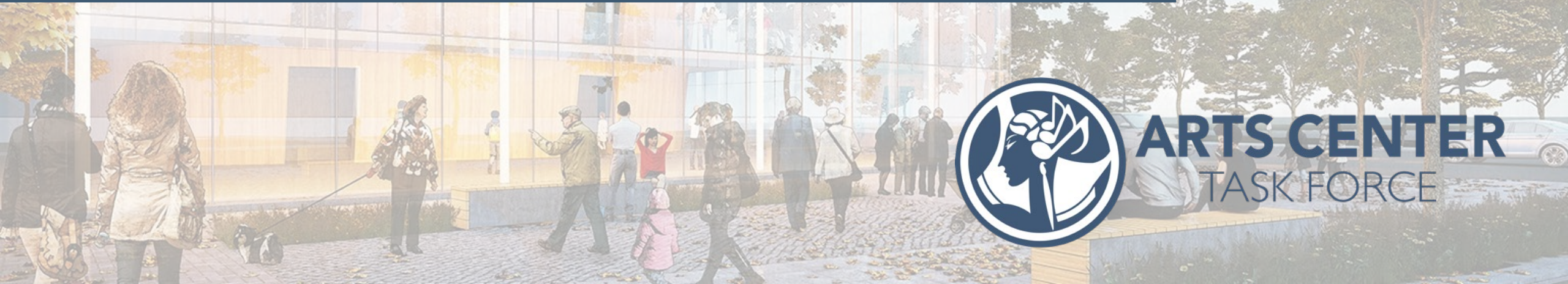






# Update to the Port of Kennewick

Presented by Phinney Brown, Executive Director  
Arts Center Task Force - September 12, 2023



**ARTS CENTER**  
TASK FORCE



# OUR MISSION

*Our mission is to build and operate the Mid-Columbia Performing Arts Center; a vibrant, state-of-the-art facility for artistic expression and innovation. We strive to enhance cultural access and quality of life for the community, promote economic vitality, and support local arts organizations to collaborate, grow, and thrive.*







EXHIBIT B





# COLUMBIA PARK WEST

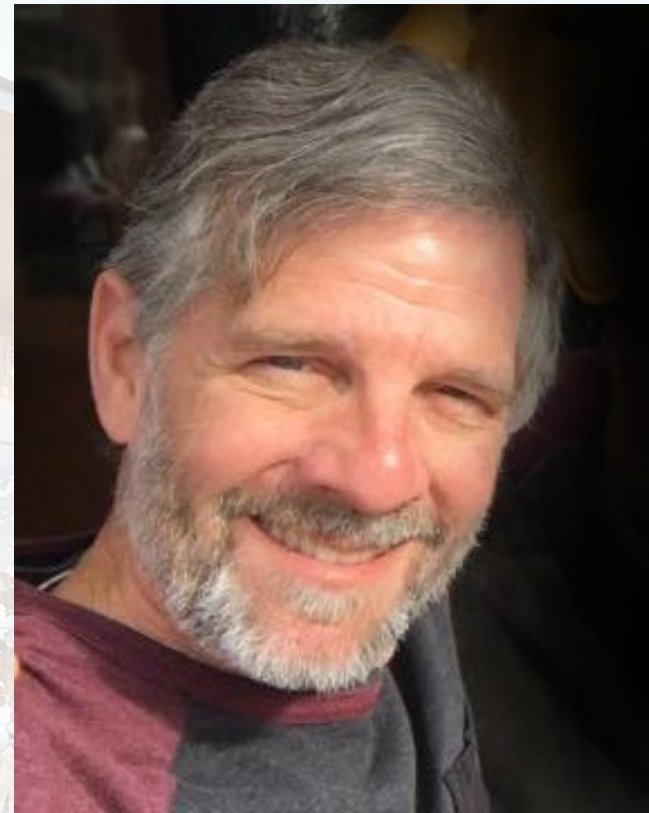




# RICHLAND PUBLIC FACILITIES DISTRICT BOARD APPOINTMENTS



ACTF CHAIRMAN, STEVE WILEY

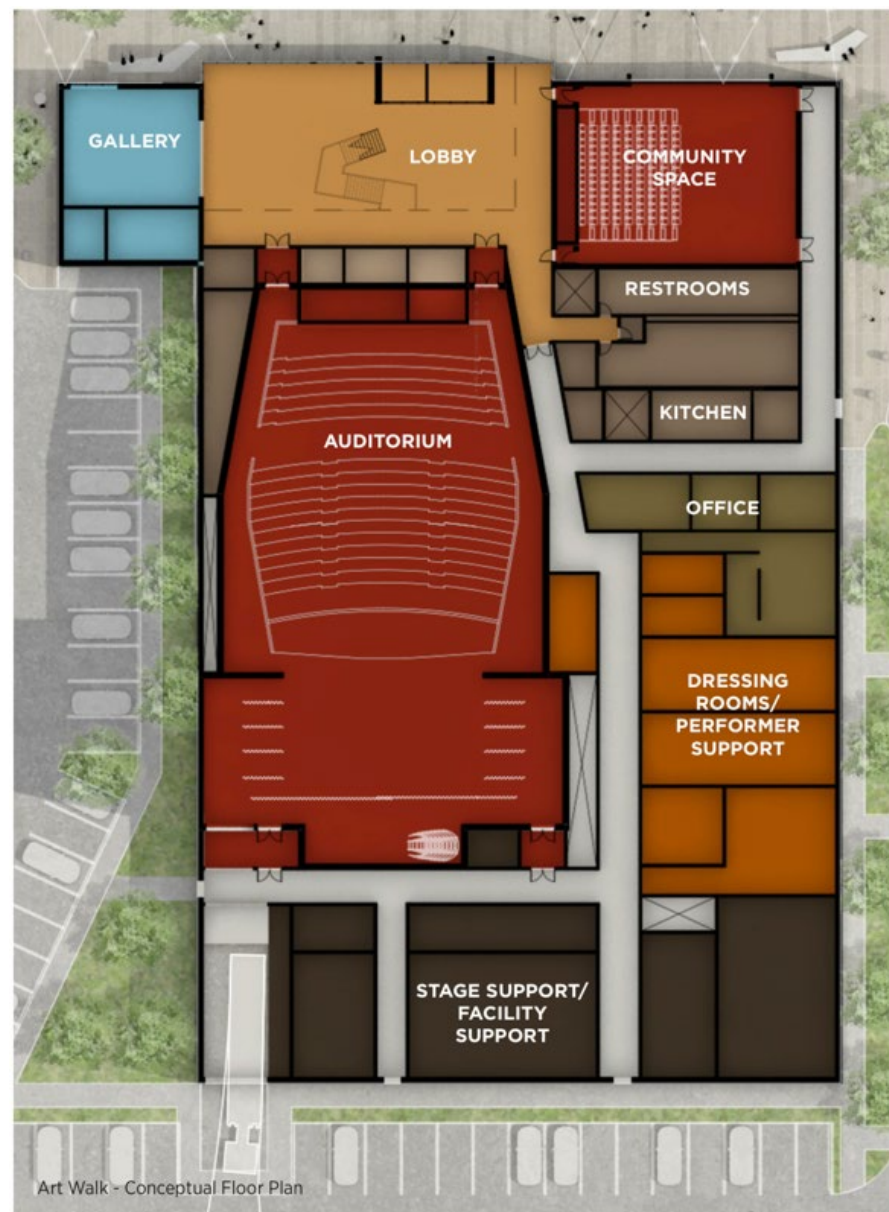


ACTF SUPPORTER, TED MILLER





# UPDATED PLANS







Next steps

EXHIBIT B





# QUESTIONS?







EXHIBIT C

*Coming Soon.....*













VISTAFIELD  
VistaField.com

# 2023 TRI-CITIES E-BIKE EXPO

SEPTEMBER 14, 2023  
4PM-8PM  
FREE ENTRANCE

6600 W DESCHUTES AVE  
KENNEWICK, WA 99336

E-BIKE DEMOS, GUEST SPEAKERS, SAFETY  
EDUCATION, COUPONS FOR FREE  
INDIVIDUAL BICYCLING SKILLS  
ASSESSMENT WITH A PROFESSIONAL  
COACH, FOOD TRUCKS, & MUCH MORE!

- \*BRING YOUR OWN HELMET
- \*ID REQUIRED FOR E-BIKE DEMOS
- \*MINORS MUST BE ACCOMPANIED BY PARENTS

EVENT PARTNERS:



THE LEAGUE  
OF AMERICAN BICYCLISTS  
since 1880



PORT OF  
KENNEWICK



BEN FRANKLIN TRANSIT



BENTON-FRANKLIN  
COUNCIL OF GOVERNMENTS



PEDEGO  
ELECTRIC BIKES



CORA'S  
E-bike shop



TREK  
RIDE BIKES • HAVE FUN • FEEL GOOD







# ***PORT OF KENNEWICK***

## **RESOLUTION 2023-27**

### ***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING THE PORT CHIEF EXECUTIVE OFFICER TO SELL AND CONVEY SURPLUS PROPERTY***

**WHEREAS**, the Board of Commissioners of the Port of Kennewick met this 10th day of October, 2023, a quorum of the Commissioners being present; and

**WHEREAS**, from time to time it is necessary to surplus items no longer needed for Port District purposes; and

**WHEREAS**, RCW 53.08.090 provides that the Port Commissioners may authorize the Port Chief Executive Officer to sell and convey surplus property; and

**WHEREAS**, Washington State Auditor's Office (SAO) updated their best practices for internal controls over small and attractive assets which recommends tracking assets with a value of \$300 or more. The Port of Kennewick will follow the SAO guidance and stop tracking assets with a value less than \$300; and

**WHEREAS**, prior to each such disposition of Port property, the Port Chief Executive Officer is directed to present to the Commission an itemized list of the property and to make written certification that the listed property is no longer needed for Port District purposes.

**NOW, THEREFORE, BE IT RESOLVED** the Port of Kennewick Commissioners authorize the Chief Executive Officer to surplus Port property no longer needed for Port purposes in "Exhibit A" and small and attractive assets under \$300 value removed from the inventory tracking list are in "Exhibit B".

**ADOPTED** by the Board of Commissioners of Port of Kennewick this 10th day of October 2023.

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

By: \_\_\_\_\_

SKIP NOVAKOVICH, *President*

By: \_\_\_\_\_

KENNETH HOHENBERG, *Vice President*

By: \_\_\_\_\_

THOMAS MOAK, *Secretary*

**RESOLUTION 2023-27**

***“Exhibit A”***

Asset	Property Description	Date in Service	Cost	Book Value	Disposal Reason
38	Polyco Phone Conf System	12/29/04	\$ 460.18	\$ -	Outdated
42	Teardrop Table	8/22/00	\$ 448.96	\$ -	Outdated
985	Dell 2400MP Projector	6/11/08	1,204.16	\$ -	Outdated
1066	Portable Projector	10/31/10	801.94		Outdated
1157	Dell OptiPlex 710	5/13/13	1,192.53	\$ -	Broken
1216	Dell OptiPlex Computer	3/10/15	850.61	\$ -	Broken
1265	Dell Latitude 5590 Computer	6/30/18	1,693.78	\$ -	Broken
1277	Dell Computer	5/09/19	1,420.97	\$ 94.77	Broken
1297	Dell Desk Top Computer	5/01/20	1,267.43	\$ 337.97	Broken
1300	Dell Laptop	5/01/20	1,267.42	\$ 337.97	Broken
1307	Dell Latitude Laptop	11/01/20	1,520.91	\$ 557.67	Broken

CFO/Auditor Certification: \_\_\_\_\_

Nick Kooiker

Date



**RESOLUTION 2023-27**

***“Exhibit B”***

REMOVAL OF ASSETS UNDER \$300			
Asset ▼	Property Description ▼	Date in Service ▼	Cost ▼
2	Hand Truck	2003	\$ 54
4	Laminator	2003	Under \$300
11	Paper Binder (Orange)	2003	Under \$300
112	Lithograph of Indian Chief	2012	\$ 250
113	Lithograph-Charcoal drawing-Chief Joseph	2012	\$ 250
117	CNMCP1213DII 10-Key Calculater	2012	\$ 209
118	Mayline Rolling Stand	2012	\$ 173
118	Mayline Rolling Stand	2012	\$ 173
120	HSM Shredstar X18	2012	Under \$300
123	Gray Filing Cart	2012	Under \$300
143	HP Laserjet Pro 8600	2013	\$ 150
162	Belkin Wireless Router	2013	\$ 109.99
173	HP OfficeJet Pro 8600	2014	\$ 248
174	UPS Vesta Pro 1000	2014	\$ 200
175	HP OfficeJet Pro 8600	2014	\$ 248
182	Aleva 36x72 oval table	2014	\$ 271
201	10" Aluminum Ladder (2)	2016	\$ 184.61
201	10" Aluminum Ladder (2)	2016	\$ 184.61
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 259.96
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 259.96
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 259.96
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 259.96
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 259.96
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 259.96

CFO/Auditor Certification: \_\_\_\_\_

Nick Kooiker

Date





# Port of Kennewick Commission

## October 10, 2023



It's Our Nature to Thrive

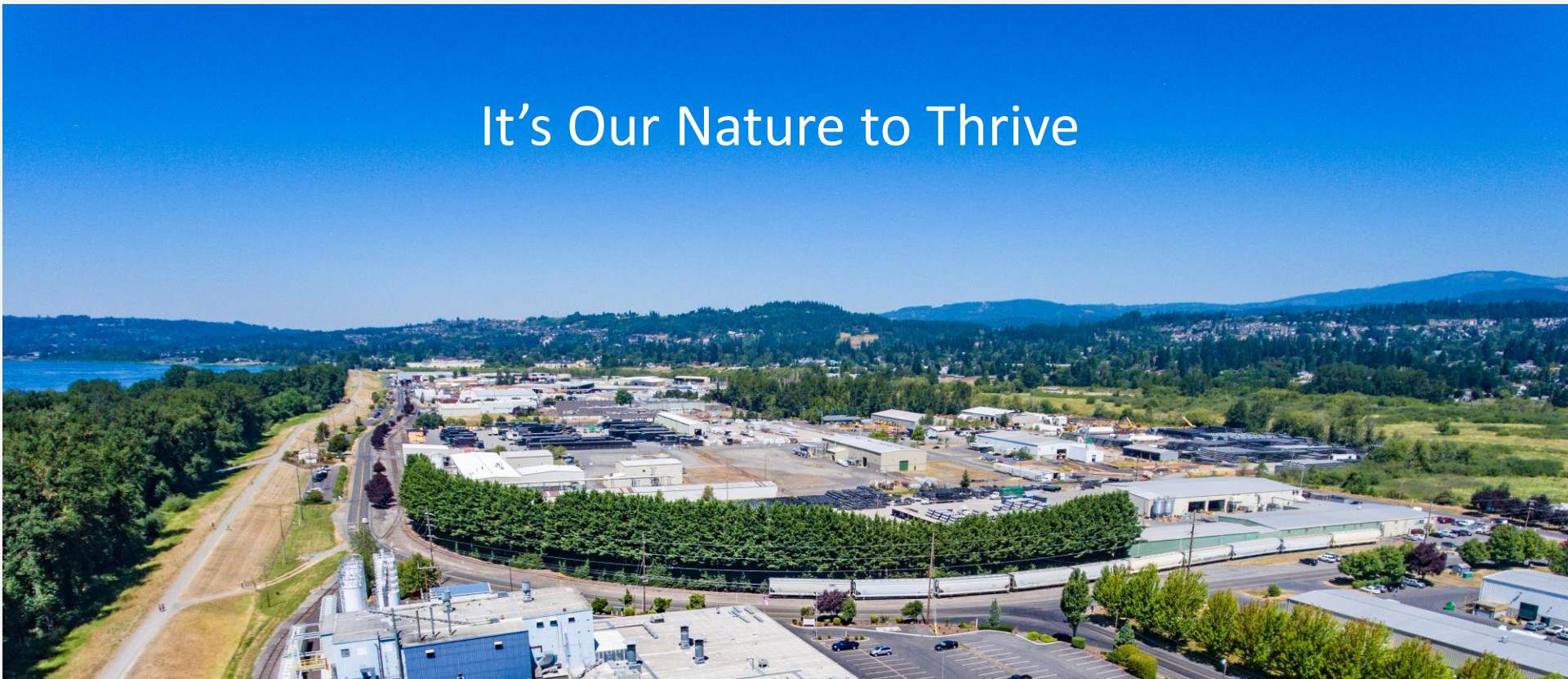






Image © 2015 DigitalGlobe  
Image © 2015 Metro, Portland Oregon

Google earth

Imagery Date: 6/18/2008 45°34'41.77" N 122°22'23.59" W elev 42 ft eye alt 2642 ft

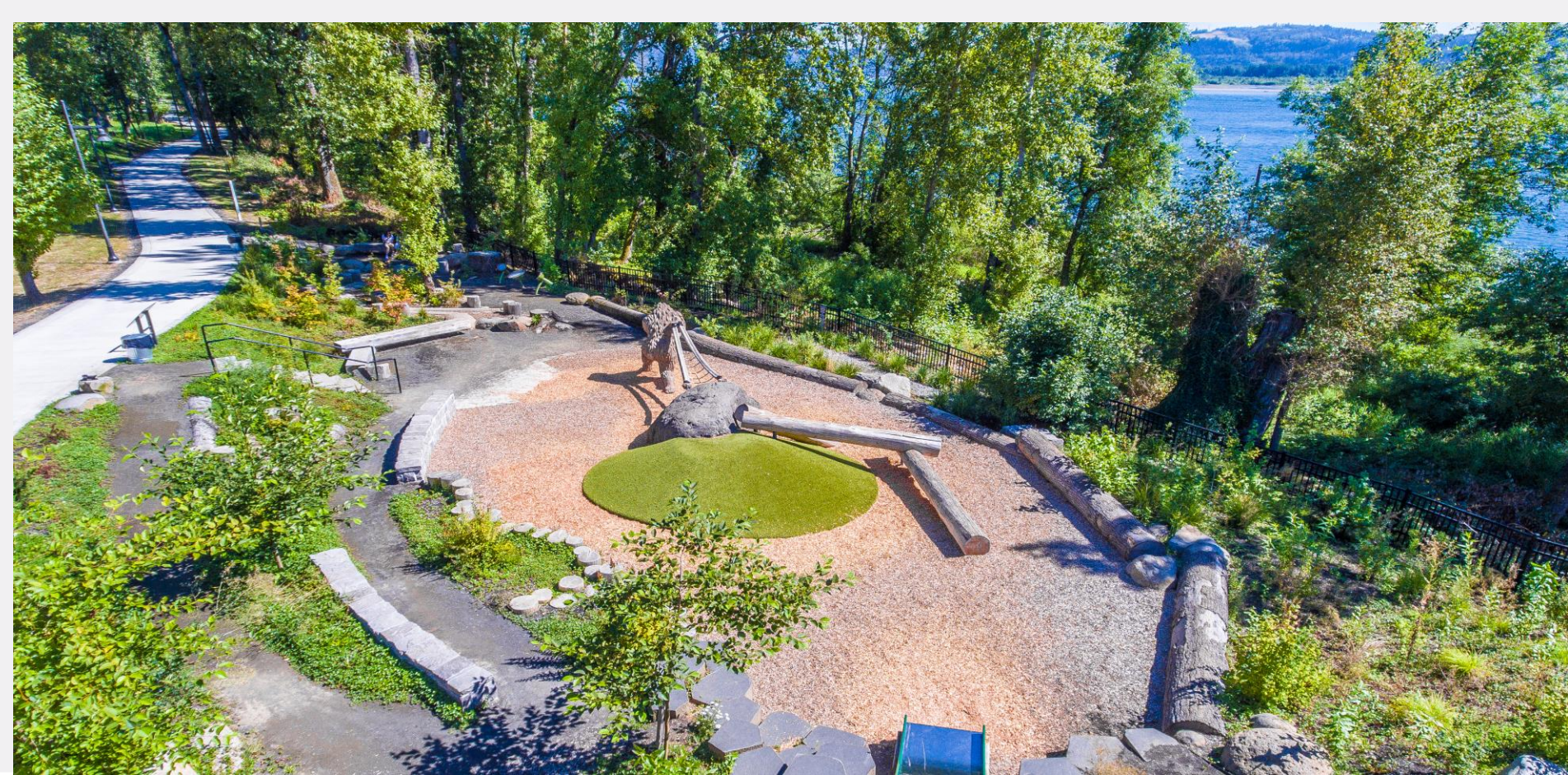
**THE WATERFRONT** *at* **PARKERS LANDING**  
— **THE PORT** CAMAS-WASHOUGAL —





**THE WATERFRONT** *at* **PARKERS LANDING**  
— THE PORT CAMAS-WASHOUGAL —





**THE WATERFRONT** *at* **PARKERS LANDING**  
— **THE PORT** CAMAS-WASHOUGAL —





7/14/22  
Dimensions and Areas are  
approximate.

Location of  
development outline  
(TBC with AEC-20)

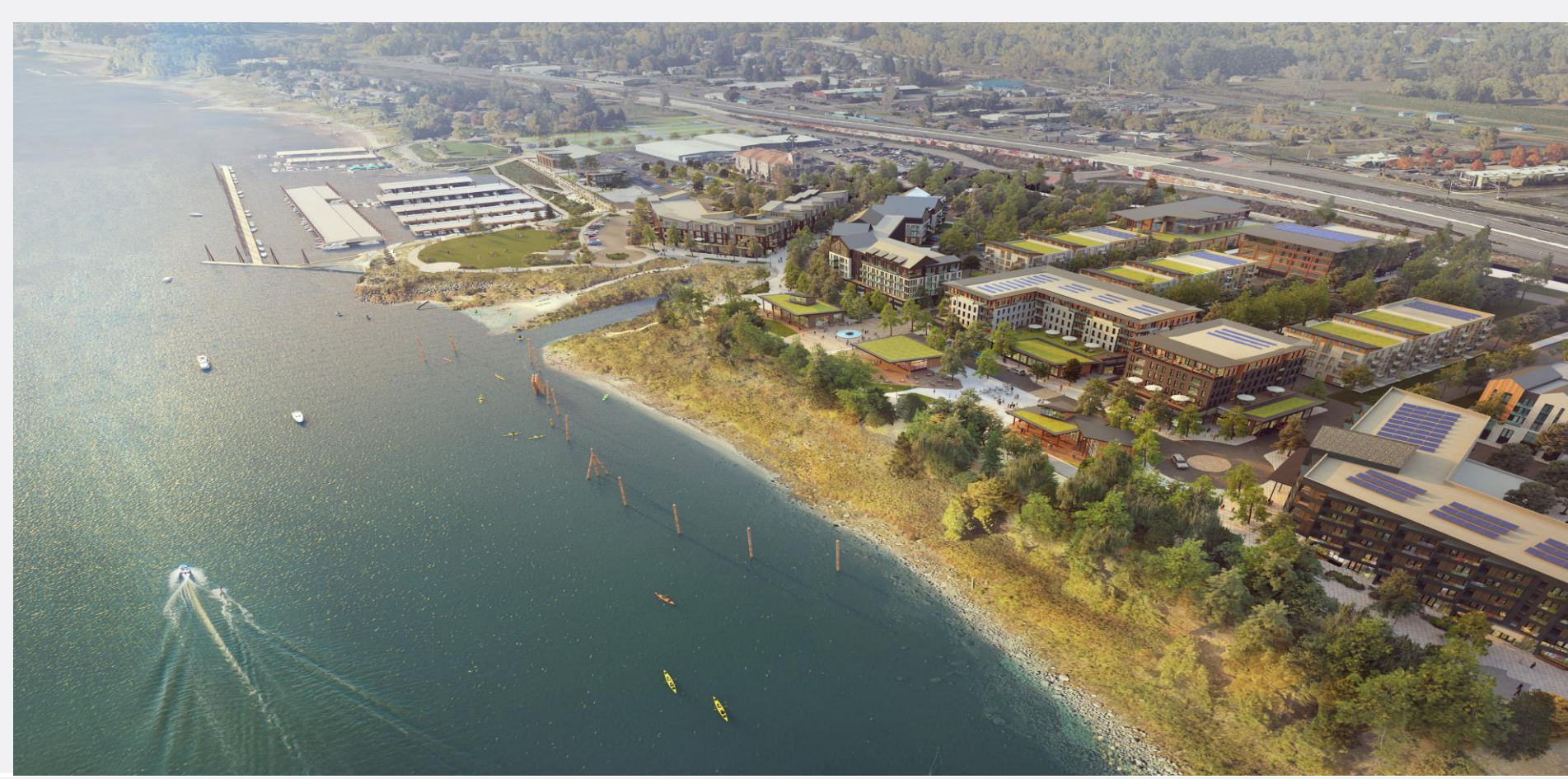
Future connection to  
Waterfront Park (TBC)

100'-0"

HYAS POINT  
SITE PLAN

N





**THE WATERFRONT** *at* **PARKERS LANDING**  
— THE PORT CAMAS-WASHOUGAL —





**THE WATERFRONT** *at* **PARKERS LANDING**  
— THE PORT CAMAS-WASHOUGAL —





**THE WATERFRONT *at* PARKERS LANDING**  
— THE PORT CAMAS-WASHOUGAL —

# Building #20





# SE 41<sup>st</sup> Street Project



A scenic landscape photograph of a park. In the foreground, there is a lush green lawn. Behind it is a circular paved area with some yellow and red markings. A low stone wall runs along the edge of the paved area, overlooking a large body of water. On the left, a tree with green leaves is partially visible. In the background, there are rolling hills and a prominent mountain peak under a clear blue sky with some light clouds. The text "It's Our Nature to Preserve" is overlaid in white in the upper center of the image.

It's Our Nature to Preserve

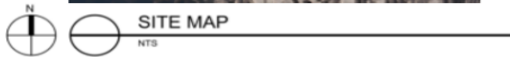
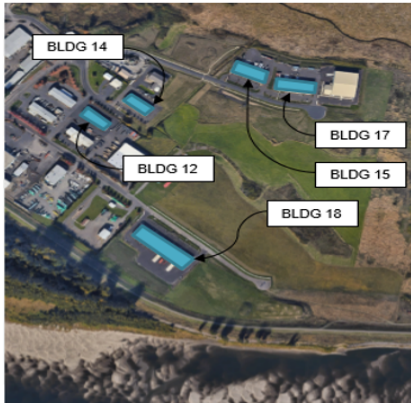


# Port Sustainability



# Community Solar Project

## System Size & Design



Clark Public Utilities is now developing a 799kW system that will be divided, and separately metered, across five Port of Camas Washougal buildings:

- Building #18: 199kW
  - Reserved for low-income customers
- **Building #17: 150kW**
  - Reserved for residential customers (standard income)
- **Building #15: 150kW**
  - Reserved for residential customers (standard income)
- Building #14: 150kW
  - Reserved for business customers
- Building #12: 150kW
  - Reserved for government customers



# Electric Vehicle Charging Station



# Electric Vehicle Charging Station







**Thank you!!**







## AGENDA REPORT

**TO:** Port Commission

**FROM:** Larry Peterson, Director of Planning & Development

**MEETING DATE:** October 10, 2023

**AGENDA ITEM:** Water Rights Purchase and Sale Agreement

---

**I. REFERENCE(S):** Resolution 2023-28 and Purchase & Sale Agreement; attached.

**II. FISCAL IMPACT:** \$10,000 revenue to the Port.

**III. DISCUSSION:** In 2019 Benton County approached the Port with a request to purchase water rights for continued use and enjoyment of the fairgrounds as well as planned expansion. The Port reviewed the apparent water rights at the then recently sold 92+ acre Tri-City Raceway site in West Richland and concluded pursuit of transfer a portion of that apparent water right was an option to provide the water sought by Benton County. Port staff and Benton County staff negotiated an agreement which would provide for the sale of some of the excess water rights to the County and the Port Commission approved Resolution 2019-23 which authorized execution of a purchases & sale agreement (PSA) with Benon County. Unfortunately, pursuit of that transfer met with administrative disapproval from Washington State Department of Ecology staff and the transfer action ceased.

In mid-2022 the Port contracted with Aspect Consulting to review other water rights held by the Port to determine if suitability alternative existed. Aspect Consulting reached a preliminary conclusion that a Port water right retained from real estate sold in 2021 appeared to be a viable transfer alternative. Preliminary discussion of the topic occurred at the July 25, 2023 Commission meeting and additional information was provided at the August 8, 2023 and August 22, 2023 Commission meetings. The attached PSA is based upon the 2019 PSA with tweaks made to the names, dates and specific water right references, however all other aspects are identical to the previously approved PSA.

**IV. RECOMMENDATION:** Approve Resolution 2023-28, authorizing the Port's CEO to execute the water rights Purchase and Sale Agreement.

**V. ACTION REQUESTED OF COMMISSION:**

**Motion:** *I move approval of Resolution 2023-28, authorizing the Port's CEO to execute the water rights Purchase and Sale Agreement and further ratifies and approves all action by port officers and employees in furtherance hereof.*

# ***PORT OF KENNEWICK***

## **RESOLUTION 2023-28**

### **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING THE PORT CHIEF EXECUTIVE OFFICER TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH BENTON COUNTY**

**WHEREAS**, the Port has determined that it has surplus water rights remaining from real property sold in 2021 in the Oak Street area; and

**WHEREAS**, the Port's development partner Benton County has a need for additional water rights to enhance the Benton-Franklin County Fairgrounds site in East Kennewick; and

**WHEREAS**, the parties have negotiated a purchase and sale agreement on favorable terms.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Port of Kennewick authorizes the Chief Executive Officer to execute the Purchase and Sale Agreement.

**BE IT FURTHER RESOLVED** 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 necessary in furtherance hereof.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 10th day of October 2023.

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

By: \_\_\_\_\_

SKIP NOVAKOVICH, President

By: \_\_\_\_\_

KENNETH HOHENBERG, Vice President

By: \_\_\_\_\_

THOMAS MOAK, Secretary



## **PURCHASE AND SALE AGREEMENT – WATER RIGHTS**

THIS PURCHASE AND SALE AGREEMENT – WATER RIGHTS (“Agreement”) is entered into and made effective this \_\_\_\_ day of \_\_\_\_\_, 2023 (“Effective Date”), between the SELLER, Port of Kennewick, a Washington municipal corporation; and the BUYER, Benton County, a political subdivision established under the laws and constitution of the State of Washington (collectively referred to hereinafter as the “Parties”).

### **RECITALS**

- A. SELLER determined certain lands in East Kennewick were surplus to their needs and sold land in the general vicinity of Oak Street and Verbena Streets 2008 and 2021.
- B. SELLER retained the water rights associated with the land sold in 2021 and is the owner of a legally established water right, previously designated as “Water Right G4-\*03378CWRIS” (“SELLER’S Water Right”), but SELLER does not need the full extent of such water right for its proposed development of the property.
- C. BUYER is in need of additional water rights to complete future development it has planned for the Benton County fairgrounds, and SELLER has enjoyed a long and constructive relationship with BUYER, focusing on economic development opportunities benefitting the citizens of both BUYER and SELLER.
- D. While the Parties agree that the value of the SELLER’S water right is \$4,000 per acre-foot of water, because providing irrigation water to the fairgrounds is a mutually beneficial project, SELLER is amenable to transferring 46.03 acre-feet of SELLER’S Water Right to BUYER in return for \$10,000 to offset administrative and consulting costs related to the water rights transfer.
- E. On these terms, SELLER desires to sell and BUYER desires to purchase a portion of the SELLER’S Water Right G4-\*03378CWRIS under the terms and conditions as set forth in this Agreement.

### **AGREEMENT**

IN CONSIDERATION of the mutual terms and conditions stated herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SELLER and BUYER agree as follows:

**1. DESCRIPTION OF WATER RIGHT.** Subject to the terms and conditions of this Agreement, SELLER agrees to sell and convey to BUYER, and BUYER agrees to purchase from SELLER the quantity of Forty Six and Three One Hundredths (46.03) acre-feet per year (AF/y) consumptive water volume, and up to 300 gallons per minute (gpm) instantaneous rate of Water Right G4-\*03378CWRIS. The portion of the water right that is the subject of this Agreement is referred to herein as the “Conveyed Water Right.”

**2. WATER RIGHT CHANGE APPLICATION.** In order to satisfy the contingencies set forth in paragraph 3 herein and close the sale, certain attributes of SELLER’S Water Right will need to be changed, with the changes subject to Ecology approval. The responsibilities for processing and paying for the change application is set forth in paragraph 3.B below.

**3. CONTINGENCIES:** The closing of the sale of the Conveyed Water Right is contingent upon the timely completion of the following events, obligations and conditions hereinafter referred to as “Contingencies”:

A) BUYER’S REVIEW OF TITLE TO SELLER’S WATER RIGHT. Within ten (10) business days following mutual execution of this Agreement, SELLER will provide to BUYER such information SELLER believes is sufficient to confirm SELLER’S ownership of SELLER’S Water Right. BUYER’S obligation to purchase the Conveyed Water Right on the terms and conditions herein is specifically contingent on BUYER’S determination, in BUYER’S sole discretion, of the condition of title for SELLER’S Water Right and such other information as may be reasonably necessary to confirm SELLER’S ownership of the Water Right, which determination and approval shall be made or waived by BUYER within twenty-one (21) days of the receipt of information from SELLER by notice to SELLER. SELLER agrees to provide BUYER with any supplemental information requested by BUYER related to the diversion and use of SELLER’S Water Right.

B) Water Right Transfer Process. SELLER’S obligation to buy the Conveyed Water Right on the terms and conditions set forth herein is also specifically contingent on the following approvals set forth below:

(1). Approval by Ecology of the transfer of not less than 46.03 AF/y consumptive use of water associated with SELLER’S Water Right to BUYER for BUYER’S intended purposes. SELLER shall be responsible for processing this change application with the Conservancy Board or with Ecology and pay for the costs of these change applications. Within twenty-one (21) days of mutual execution of this Agreement, SELLER will prepare and deliver to BUYER one or more counterpart applications (collectively, “the Change Application”), in the form prescribed by Ecology, for the transfer of the Conveyed Water Right to BUYER for BUYER’S intended purposes.

(1.1). Within ten (10) days of receipt of the Change Application, BUYER shall duly sign all counterparts of the Change Application and deliver to SELLER original signed counterparts of the Change Application. SELLER will file the Change Application with the Conservancy Board or Ecology.

(1.2). BUYER and SELLER agree to provide to each other, when requested, any and all documents, records, or other information that each may need to facilitate and accomplish the transfer when requested by the other party.

(1.3). SELLER agrees to sign any and all applications or other documents that are necessary to accomplish the transfer process.

(2). Approval by Ecology shall be deemed given when all appeal periods applicable to Ecology’s decision have expired without an appeal of Ecology’s approval of the transfer of the Conveyed Water Right to BUYER for BUYER’S intended purposes. In the event there is an appeal of Ecology’s decision by any party, including SELLER, then in that event, Ecology’s decision shall not be final until a complete resolution of all appeals. Provided, however, that:

(2.1). In the event Ecology denies the transfer of the Conveyed Water Right to BUYER for BUYER’S intended purposes, then this Agreement will become null and void and BUYER shall be entitled to a complete refund of the Earnest Money paid by BUYER.

(2.2). In the event Ecology approves the transfer of the Conveyed Water Right and Ecology attaches terms and conditions to the transfer of the water which are not acceptable to BUYER, including but not limited to determining that less than 46.03 AF/y



of consumptive use of SELLER'S Water Right can be transferred to BUYER for BUYER'S intended purposes, then, in that event, BUYER has the option, to be exercised in the BUYER'S sole and absolute discretion by notice to SELLER, to cancel this sale and BUYER shall receive a full refund of the Earnest Money. BUYER must elect to cancel this sale within fifteen (15) days of Ecology's decision becoming final pursuant to paragraph 3.B(2).

- C) No Material Changes. Between the date of mutual execution of this Agreement and the Closing, there will have been no material adverse changes to SELLER'S Water Right, including, without limitation, the following: (i) adverse changes in legal or equitable title to SELLER'S Water Right; (ii) defaults, breaches, violations of actions filed or taken under any mortgages, deeds of trust, or any other document or agreement ; and (iii) the creation or occurrence of additional, or any adverse changes to, legal restrictions or other circumstances related to SELLER'S Water Right.
- D) Waiver of Contingencies. BUYER may waive, in whole or in part, any condition precedent to the BUYER'S performance under this Agreement. SELLER may likewise waive, in whole or in part, any condition precedent to its performance under this Agreement. All Contingencies or conditions precedent described herein will be deemed waived once both the SELLER and the BUYER have delivered all items that each is required to deliver for Closing pursuant to this Agreement.

**4. PAYMENT:** Subject to the terms and conditions of this Agreement, BUYER shall pay to SELLER the purchase price for the Conveyed Water Right of TEN THOUSAND DOLLARS (\$10,000.00) for 46.03 acre-foot of consumptive annual volume and a proportionate consumptive instantaneous quantity associated with Water Right G4-\*03378CWRIS.

- a. BUYER'S payment of the purchase price will be due (and the transaction described in this Agreement shall close) at Closing, as provided in Section 6, below.
- b. Within ten (10) days of the Effective Date of this Agreement, BUYER shall pay SELLER Earnest Money in the amount of TWO THOUSAND DOLLARS (\$2,000.00), which shall apply to the purchase price at Closing. Earnest Money shall be deposited with SELLER.
- c. Interest on the Earnest Money shall be for the benefit of whichever party is entitled to the Earnest Money at Closing or other termination of this Agreement. The Earnest Money shall be retained by SELLER upon Closing or refunded to BUYER as set forth in this Agreement.

## **5. REMEDIES:**

- A) SELLER'S Remedies: In the event of a material breach of this Agreement by BUYER (including a breach of any representation, warranty, covenant or failure to close), the amounts previously deposited or paid as Earnest Money, together with interest, shall be forfeited by BUYER and retained by SELLER as liquidated damages.
- B) BUYER'S Remedies: In the event the transaction fails to close because of SELLER's material breach, the Earnest Money, together with interest, shall be returned to BUYER and BUYER shall be entitled to such remedies for breach of contract as may be available under this Agreement or applicable law, including, without limitation, the remedy of specific performance.

**6. CLOSING:** The closing hereunder shall be held and delivery of all items to be made at the Closing under the terms of this Agreement shall be made at the offices of the parties' agreed Closing Agent:

Pacific Alliance Title, 311 N. 4<sup>th</sup> St Suite 102, Yakima WA 98901, (509) 225-6809. The “Closing” or “date of closing” shall be construed as the date upon which all appropriate documents are recorded and proceeds of this sale are available for disbursement to SELLER. Notwithstanding the foregoing, the parties may agree, in writing, to extend the date of Closing; provided, the delay in Closing is not the fault of either party and both parties exercise their best efforts to minimize the term of any agreed extension of Closing. Closing shall occur with twenty-one (21) days after BUYER’S acknowledgment in writing to the Closing Agent of the satisfaction of the Contingencies and shall be in any event not later than December 31, 2024, which shall be the Termination Date of this Agreement, unless the parties agree to an extension of time in writing. If Closing does not occur by the Termination Date, SELLER shall refund Earnest Money, with interest, to BUYER.

a. BUYER’s Deliveries at Closing:

- i. The BUYER shall pay the purchase price in immediately available funds, less the value of the Earnest Money;
- ii. The BUYER shall pay the Excise Tax payable on the sale of the Conveyed Water Right;
- iii. The BUYER shall pay escrow fees, if any, the closing fees charged by the Closing Agent, document preparation fees of Closing Agent, recording fees and any other charges normally borne by a BUYER in a real estate transaction not allocated to SELLER in this Agreement.
- iv. The BUYER shall execute the Real Estate Excise Tax Affidavit, as well as any other instruments reasonably necessary to close the transaction contemplated by this Agreement, such as a closing statement and agreed closing and escrow instructions.

b. SELLER’s Deliveries at Closing:

- i. SELLER shall deliver or cause to be delivered to BUYER through escrow a Statutory Warranty Deed conveying fee simple title to the Conveyed Water Right, free and clear of all liens, encumbrances or other defects, duly executed and acknowledged by SELLER in recordable form, and ready for recordation, together with the executed Real Estate Excise Tax Affidavit; and
- ii. SELLER shall deliver a Real Estate Excise Tax Affidavit prepared for signature by the Parties, as well as any other instruments reasonably necessary to close the transaction contemplated by this Agreement, such as a closing statement and agreed closing and escrow instructions.



**7. WARRANTIES:** SELLER represents and warrants that as of the date of this Agreement, there are no liens, exceptions or other encumbrances encumbering the title to the Conveyed Water Right and that it retains unencumbered title interest in sufficient quantities of water to satisfy its obligation to sell the convey the Conveyed Water Right to BUYER under this Agreement.

**8. GENERAL PROVISIONS:** This Agreement shall be binding upon and inure to the benefit of the parties, and their respective heirs, personal representatives, successors, and assigns. BUYER will not, prior to Closing, assign, subcontract or otherwise transfer any interest (voluntarily, involuntarily, by operation of law or otherwise) without the prior written consent of SELLER. Any documented, purported transfer by BUYER without such consent will be null and void and of no effect, whatsoever, and shall constitute a material breach by BUYER under this Agreement. Time is of the essence as to each and every provision of this Agreement.

**9. NOTICES** under this Agreement shall be in writing and may be delivered (1) personally; (2) by U.S. mail, certified or registered; or (3) by a nationally recognized overnight courier service. Mailed notices shall be deemed effective on the third day after deposited as registered or certified mail, postage prepaid, directed to the other party at the address shown below. Couried notices shall be deemed delivered when the courier's records indicate that delivery has occurred. Facsimile or email notices shall be effective when actually transmitted to the facsimile number or email address provided by the party receiving notice. Notices shall be provided:

**If to SELLER:**

Port of Kennewick  
c/o Tim Arntzen  
350 Clover Island Drive, Ste 200  
Kennewick, WA 99336  
Tel. (509) 586-1186

**If to BUYER:**

Benton County  
c/o Jerrod MacPherson, County Administrator  
P.O. Box 190  
Prosser, WA 99350  
Tel. (509) 786-5600

Either party may change its' address for notices by written notice to the other.

**10. WAIVER AND SEVERABILITY:** Waiver of any breach or default on any occasion shall not be deemed to be a waiver of any subsequent breach or default. Any waiver shall not be construed to be a modification of the terms and conditions of this Agreement. If any term of this Agreement is held invalid by any court, the remainder of the Agreement remains valid and in full force and effect.

**11. ATTORNEY'S FEES:** In the event of any dispute arising out of or relating to the enforcement or interpretation of this Agreement, whether suit or other proceeding is commenced or not, and whether in mediation, arbitration, at trial, on appeal, in administrative proceedings or in bankruptcy (including without limitation any adversary proceeding or contested matter in any bankruptcy case), each party shall be responsible for its own costs and expenses incurred, including reasonable attorneys' fees.

**12. PRIOR AGREEMENTS:** This Agreement supersedes and replaces all written and oral agreements previously made or existing between the Parties concerning the Conveyed Water Right hereunder including, without limitation, all previous letters of intent and addenda thereto and all verbal agreements and understandings.

**13. APPLICABLE LAW AND VENUE:** This Agreement shall be construed, applied and enforced in accordance with the laws of the State of Washington. Venue shall be in Benton County, Washington.

**14. CHANGES IN WRITING:** This Agreement and any of its terms may only be changed or waived by a written instrument signed by the party against whom enforcement of the change or waiver is sought.

**15. COUNTERPARTS/FACSIMILE:** This Agreement may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement. Facsimile transmission of any signed original document, and retransmission of any signed facsimile transmission, shall be the same as delivery of an original. At the request of either party, or the Closing Agent, the Parties will confirm facsimile transmitted signatures by signing an original document.

**16. TITLE:** Title to the Conveyed Water Right shall be conveyed by Statutory Warranty Deed.

[Remainder of page left blank]



**17. CERTIFICATION:** The undersigned certify by their signatures below that they are authorized to bind, represent and sign for the indicated party.

**SELLER:**

**PORT OF KENNEWICK**

\_\_\_\_\_  
Tim Arntzen, Chief Executive Officer

STATE OF WASHINGTON )  
 ) ss.  
County of Benton )

On this day personally appeared before me Tim Arntzen, known to me to be Chief Executive Officer of the Port of Kennewick, a Washington municipal corporation, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the state of Washington,  
residing in \_\_\_\_\_.  
My Commission Expires: \_\_\_\_\_.

**BUYER:**

**BOARD OF BENTON COUNTY COMMISSIONERS**

\_\_\_\_\_  
Jerome Delvin, Commissioner

\_\_\_\_\_  
Will McKay, Commissioner

\_\_\_\_\_  
Michael Alvarez, Commissioner

Attest:

\_\_\_\_\_  
Cami McKenzie, Clerk of the Board

STATE OF WASHINGTON            )  
  ) ss.  
County of Benton                    )

On this day personally appeared before me Jerome Delvin, known to me to be a Commissioner of Benton County, a Washington municipal corporation, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the state of Washington,  
residing in \_\_\_\_\_.  
My Commission Expires: \_\_\_\_\_.

STATE OF WASHINGTON            )  
  ) ss.  
County of Benton                    )

On this day personally appeared before me Shon Small, known to me to be a Commissioner of Benton County, a Washington municipal corporation, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the state of Washington,  
residing in \_\_\_\_\_.  
My Commission Expires: \_\_\_\_\_.

STATE OF WASHINGTON            )  
  ) ss.  
County of Benton                    )



On this day personally appeared before me Jerome Delvin, known to me to be a Commissioner of Benton County, a Washington municipal corporation, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023

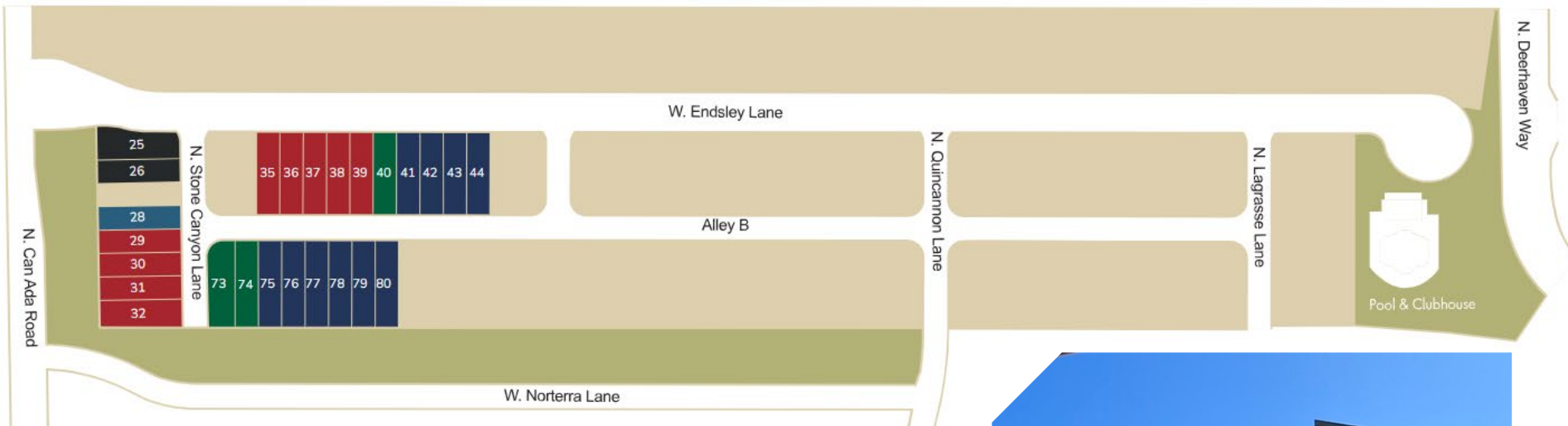
\_\_\_\_\_  
Notary Public in and for the state of Washington,  
residing in \_\_\_\_\_.  
My Commission Expires: \_\_\_\_\_.





# IDAHO

September 2023



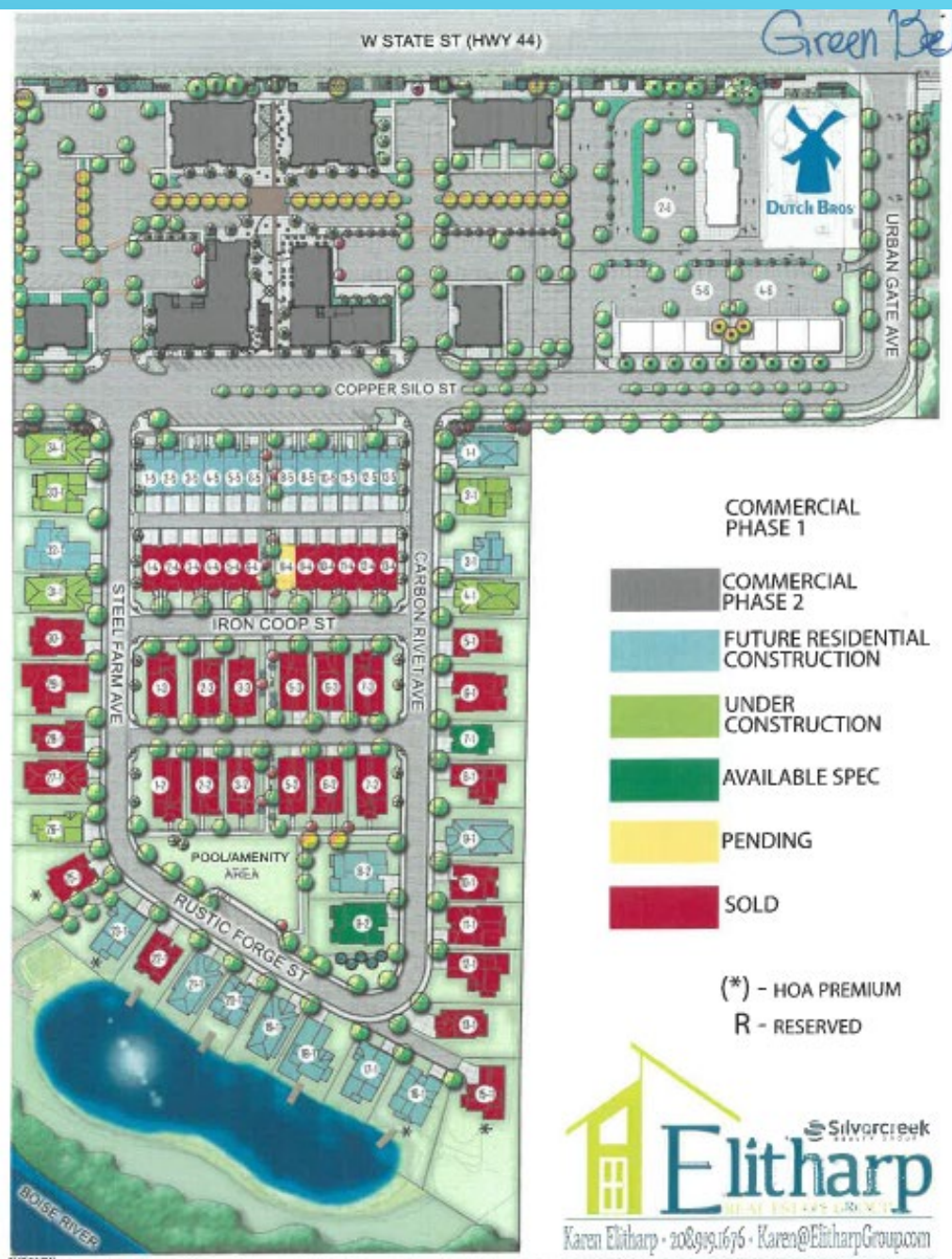
Richmond American Homes,  
Urban Collection at Norterra  
Star, Idaho











## Single Family Homes:

HOA Dues - \$150.00 / mo  
\$175.00 - Lots 15, 16, 23, and 25 Blk1  
due to larger size.

### Dues cover:

- Landscaping maintenance
- Mowing
- Weeding
- Pruning
- Sprinkler maintenance
- Fertilization
- Common Area Maintenance

## Townhomes:

HOA Dues - \$260.00 / mo  
Townhome dues include:

- Roof maintenance
- Exterior paint maintenance
- Shell Insurance  
(Homeowner responsible for interior dwelling insurance.)

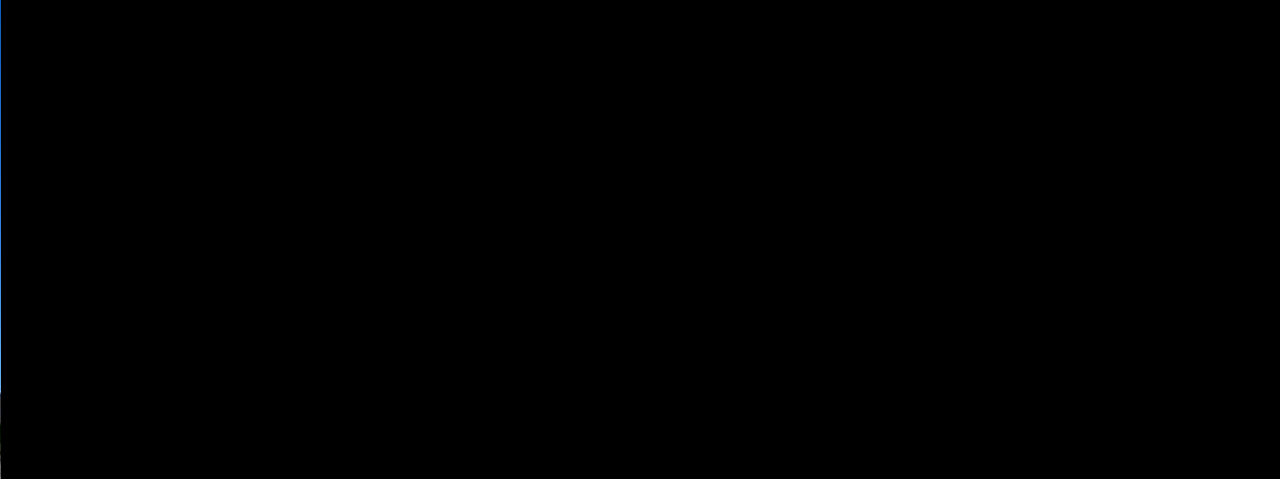
### Dues grant access to:

- Community Pool
- Hot tub
- Outdoor kitchen
- Outdoor fireplace
- Ping pong tables
- Shuffleboard table
- Cornhole boards
- Half basketball court
- Community garden
- Pond (Paddleboarding, fishing...)
- Boise River
- Greenbelt

Stillwater Development













# THE VILLAGE AT MERIDIAN





















# JULIUS M. KLEINER MEMORIAL PARK BOISE, IDAHO

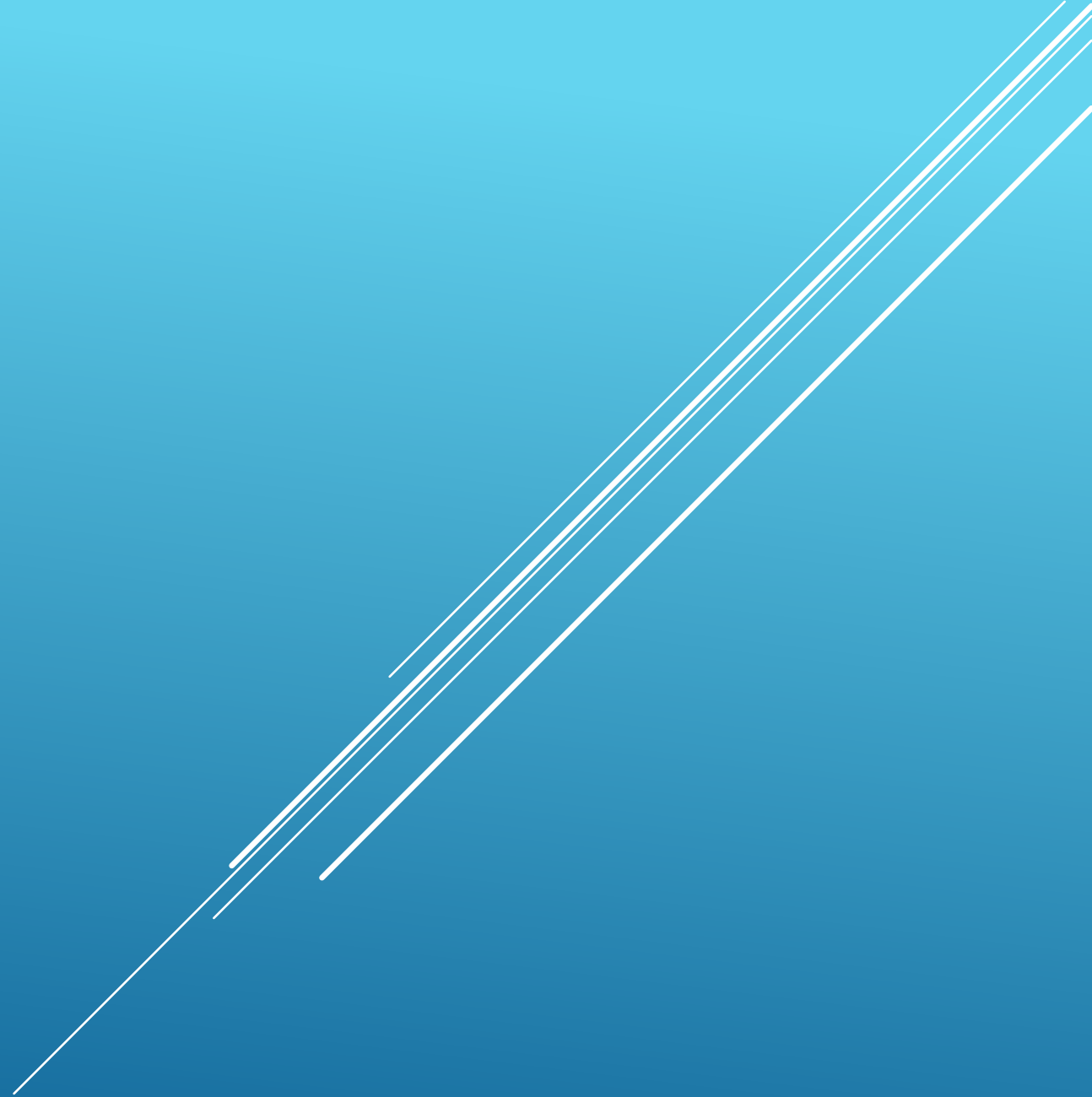
September 2023



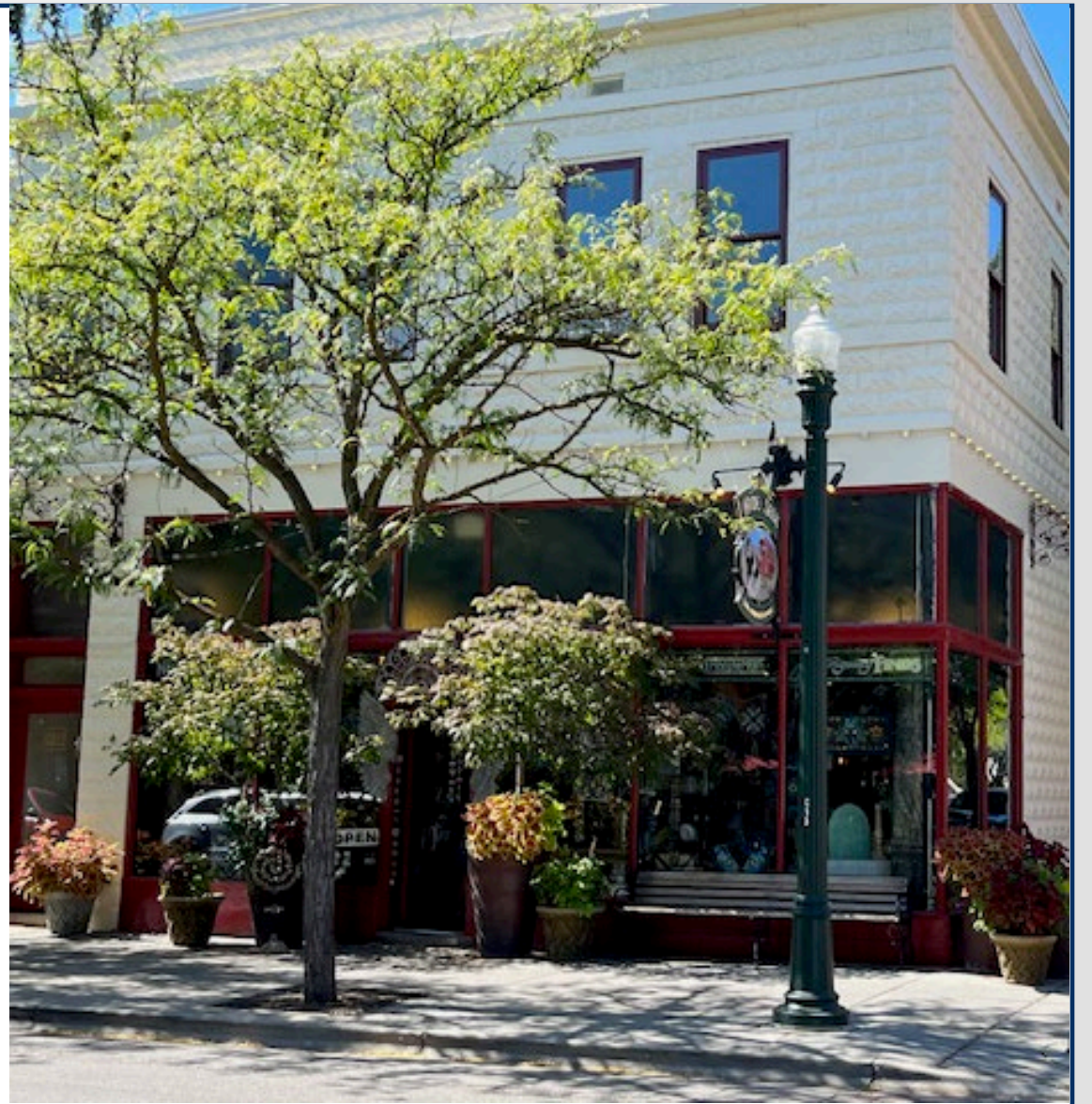




# HYDE PARK BOISE, IDAHO







Thank you

