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: 1-877-309-2073, Access Code: 757-069-933 Or, join on-line at the following link: <u>https://meet.goto.com/757069933</u>

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 24, 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 October 16, 2023
- B. Approval of Warrant Register Dated October 24, 2023
- C. Approval of Regular Commission Meeting Minutes October 10, 2023
- D. Approval of CEO's Goals & Objectives; Resolution 2023-29

VI. REPORTS, COMMENTS AND DISCUSSION ITEMS

- A. Vista Field Hangar/Pavilion Project Update (LARRY)
- B. Port Maintenance Request for Proposals (MICHAEL/NICK)
- C. Cable Bridge Lighting Project Update (TANA/AMBER)
- D. Hybrid Commission Meeting Update (BRIDGETTE)
- E. November 28, 2023 and December 26, 2023 Commission Meetings (BRIDGETTE)
- F. Commission Meetings (formal and informal meetings with groups or individuals)
- G. Non-Scheduled Items (LISA/BRIDGETTE/TANA/NICK/LARRY/AMBER/MICHAEL/CAROLYN/TIM/KEN/TOM/SKIP)
- VII. PUBLIC COMMENT (Please state your name and address for the public record)
- VIII. ADJOURNMENT

PLEASE SILENCE ALL NOISE MAKING DEVICES



DRAFT OCTOBER 10, 2023 MINUTES

Commission Meeting recordings, with agenda items linked to corresponding audio, can be found on the Port's website at: <u>https://www.portofkennewick.org/commission-meetings-audio/</u>

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
Nick Kooiker, Deputy Chief Executive Officer/CFO (via telephone)
Larry Peterson, Director of Planning (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
Carolyn Lake, Port Counsel (via telephone)
David Phongsa, Marketing/Capital Projects Coordinator

PLEDGE OF ALLEGIANCE

Ms. Lake led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated September 19, 2023 Direct Deposit and E-Payments totaling \$85,218.41
- **B.** Approval of Warrant Register Dated September 26, 2023 Expense Fund Voucher Number 105233 through 105272 for a grand total of \$358,379.75
- *C. Approval of Direct Deposit and E-Payments Dated October 3, 2023* Direct Deposit and E-Payments totaling \$104,069.97
- *D. Approval of Warrant Register Dated October 10, 2023* Expense Fund Voucher Number 105273 through 105314 for a grand total of \$170,294.26
- E. Approval of Regular Commission Meeting Minutes September 12, 2023
- F. Approval of Surplus Property; Resolution 2023-27

DRAFT

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

PRESENTATIONS

A. Port of Camas-Washougal Project Overview

Mr. Arntzen introduced David Ripp, Chief Executive Officer of the Port of Camas-Washougal. Mr. Ripp has been the CEO at the Port of Camas-Washougal since 2008 and Ms. Lake is also their port counsel.

Mr. Ripp presented the Port of Camas-Washougal's project, The Waterfront at Parker's Landing, and discussed their port's sustainability and partnership project (*Exhibit A*).

ACTION ITEMS

A. Water Rights Agreement

Mr. Peterson presented Resolution 2023-28 for Commission consideration, authorizing the CEO to sign Purchase and Sale Agreement (PSA) for a water rights transfer to Benton County and a Department of Ecology application for the water rights transfer.

<u>MOTION:</u> Commissioner Moak moved to approve Resolution 2023-28 authorizing the Port's Chief Executive Officer to execute the water rights Purchase and Sale Agreement and further ratifies and approves all actions by Port officers and employees in furtherance hereof; Commissioner Hohenberg seconded.

PUBLIC COMMENT

No comments were made.

Discussion:

Commission Novakovich confirmed that this will only happen if the Port has water rights that can be transferred.

Mr. Peterson stated that is correct and the Department of Ecology has the final say. The Port hired Aspect Consulting to dive into the Port's water rights, who has reviewed all of the Port records and is ready to submit to Ecology. Mr. Peterson stated this document allows the Port to apply for the transfer and if the Department of Ecology says yes to the transfer, the terms have already been outlined and agreed to in the PSA with Benton County.

Commission Novakovich stated the Port has a great relationship with Benton County and to maintain a relationship like this, is a two-way street. Benton County has been a great supporter of the Port, and he is in favor of this and believes it shows a great partnership relationship.

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

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Kennewick Waterfront

1. Monarch Festival Event

Mr. Phongsa reported on the first annual Monarch Festival, which was hosted by Monarcha Winery and Culture Shock Bistro. The festival was held in partnership with the Columbia Gardens Wineries and the Port and there was a great turnout (*Exhibit B*). Preceding the event was the South Columbia Creative District 2^{nd} Annual Creative Arts Festival in Downtown Kennewick, which featured a variety of local artists.

B. Vista Field

1. Loan Update

Mr. Kooiker recently spoke with Bill Tonkin, the Port's bond lawyer at Foster Garvey, regarding arbitrage for the Vista Field Loan. Mr. Kooiker stated that local government's get favorable "tax-exempt" status from the IRS, which results in lower borrowing costs. If the yield from your investments exceeds your borrowing costs, then you owe the IRS the difference in the interest rate spread. This would have been a problem for Port, since our interest rate is at 2.85%. And our investment earnings have gone up. However, the Port qualifies for the small issuer rebate exception, IRC 148, since our bond is less than \$5,000,000, therefore, it is not an issue for the Port.

2. E-Bike Event

Mr. Phongsa stated the September E-Bike event was the last scheduled vibrancy event held at Vista Field for 2023. Mr. Phongsa presented photos from the event and reported that we had a great turnout.

C. Idaho Report

Ms. Scott and Ms. Schumacher presented information on their recent trip to the Boise area (*Exhibit* C).

D. Rural County Capital Funds Summit Review

Mr. Kooiker recently attended the Benton County Rural County Capital Funds (RCCF) Summit Workshop. Adam Fyall, Sustainable Development Manager, put on the workshop and it was well attended by local and state representatives. Mr. Fyall believes the RCCF funding should be available until 2054 and the funding allocations would remain the same. Mr. Fyall emphasized partnerships and prioritizing larger projects for RCCF funding. Additionally, the County will be requiring project interviews and exit interviews once the project is complete.

E. Commissioner Meetings (formal and informal meetings with groups or individuals) Commissioners reported on their respective committee meetings.

F. Non-Scheduled Items

Mr. Phongsa reported the photo wall in front entrance of the Port office has been updated.

DRAFT

Mr. Arntzen stated Ms. Lake has requested a contract extension for legal services. Mr. Arntzen discussed the extension with Port employees, and we reached a unanimous consensus that Ms. Lake has been providing exemplary service. Mr. Arntzen stated Ms. Lake has been doing fantastic job and thanked Ms. Lake for her work and the Port will be extending her contract.

Commissioner Novakovich concurs with Mr. Arntzen's comments and stated Ms. Lake has done an amazing job for the Port and he trusts her and appreciates what she has done.

Mr. Arntzen stated Mr. Phongsa has given a few reports and is doing remarkable work for the Port. If you recall, Mr. Phongsa started out as a food truck owner in the Wine Village and recently finished his marketing degree. Port staff recognized the value he could bring to the Port and his relationship with the tenants and offered Mr. Phongsa a position on the team. Mr. Arntzen stated DPZ emphasized it is not only what you build, but the events and programming that bring people to the development. The Port will continue to schedule vibrant events, especially with Vista Field, so that it is recognized as part of the community and is open and accessible.

Additionally, Mr. Phongsa scheduled a tour of the Pasco Air Museum for Mr. Arntzen and Mr. Peterson led by Bergstrom Air. Pasco Airport and Vista Field worked hand in hand during World War II and any plane that landed in Pasco went to Vista Field.

Mr. Arntzen stated the RCCF funding has been a great program and Benton County has been a great partner to work with and should be proud of themselves for the projects they have supported. As the Port works with the builders and developers on proposals for Vista Field, Mr. Arntzen stated some of those proposals may require additional infrastructure. The Port could leverage some of the RCCF funding for infrastructure, as we get larger proposals.

Commission Hohenberg thanked the Port staff and Commission for the card and support after the recent passing of his stepfather.

Commissioner Novakovich reported that the Port is an advertising partner for the 25th Anniversary Event for the Tamastslikt Cultural Institute. Bobbi Conner invited the Port to a Celebration on November 2, 2023 at 6:00 p.m. and please RSVP if you are interested in attending.

Commissioner Novakovich expressed his sadness over the passing of his dear friend and Elder of the Confederated Tribes of the Umatilla Indian Reservation, who signed the Memorandum of Understanding in 2011, recognizing a partnership between the Port and the CTUIR, and he has been a friend ever since. He taught Commissioner Novakovich the phrase, Átawišamaš, which is I love you in Cayuse and he echoed that phrase a few weeks before passing, and his daughter stated it was a parting message to the Port. At the dedication of the Gathering Place, they commented that we are all friends, and that friendship will continue.

OCTOBER 10, 2023 MINUTES

PORT OF KENNEWICK REGULAR COMMISSION MEETING

DRAFT

PUBLIC COMMENTS

No comments were made.

COMMISSION COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:39 p.m.

APPROVED:

PORT of KENNEWICK BOARD of COMMISSIONERS

Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

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

DocuSigned by:

By: Skip Novakovich

SKIP NOVAKOVICH, President

By: Kenneth Hohenberg 89F77EAC8921416...

KENNETH HOHENBERG, Vice President

By: Thomas Moak A35176A2D2CD413... THOMAS MOAK, Secretary

RESOLUTION 2023-27

"Exhibit A"

Asset 🗐	Property Description	Date in Servie	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 Lattitude Laptop	11/01/20	1,520.91	\$ 557.67	Broken

CFO/Auditor Certification:

-DocuSigned by: Mck kooiker

10/11/2023

DAC096A4B5BD4FB..

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	Unde	r \$300	
11	Paper Binder (Orange)	2003	Unde	r \$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	Unde	r \$300	
123	Gray Filing Cart	2012	Unde	r \$300	
143	HP Laserjet Pro 8600	2013	\$	150	
162	Belkin Wireless Router	2013	\$ 1	09.99	
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	\$ 1	84.61	
201	10" Aluminum Ladder (2)	2016	\$ 1	84.61	
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 2	59.96	
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 2	59.96	
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 2	59.96	
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 2	59.96	
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 2	59.96	
278	DW 200 Max Brushless w/ battery Set of 5	2022	\$ 2	59.96	

	DocuSigned by:	
CFO/Auditor Certification:	Mck kooiker	10/11/2023
	DAC096A4B5BD4FB	
	Nick Kooiker	Date

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
	0E53A30E1C8E442
	SKIP NOVAKOVICH, President
	DocuSigned by:
By:	Kenneth Hohenberg
	89F77EAC8921416
	KENNETH HOHENBERG, Vice President
By:	Thomas Moak
	A35176A2D2CD413
	THOMAS MOAK, Secretary

Port of Kennewick Commission October 10, 2023



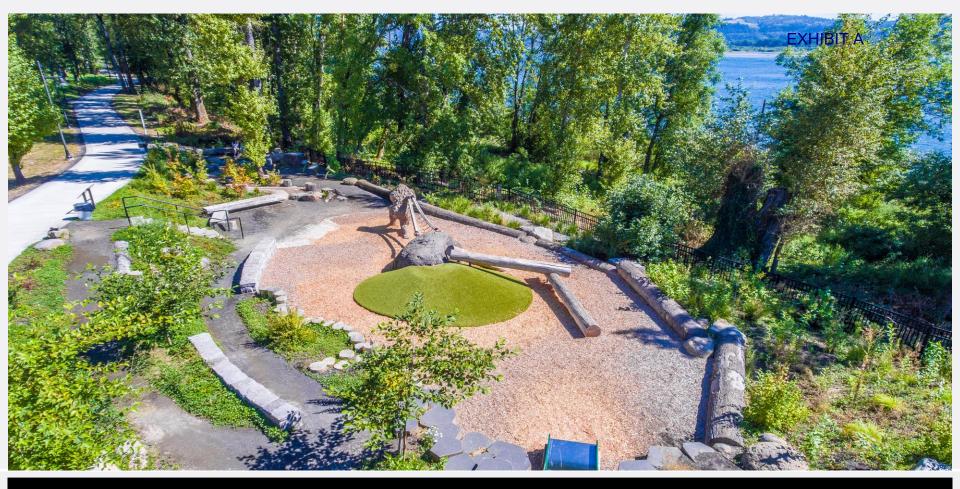


It's Our Nature to Thrive

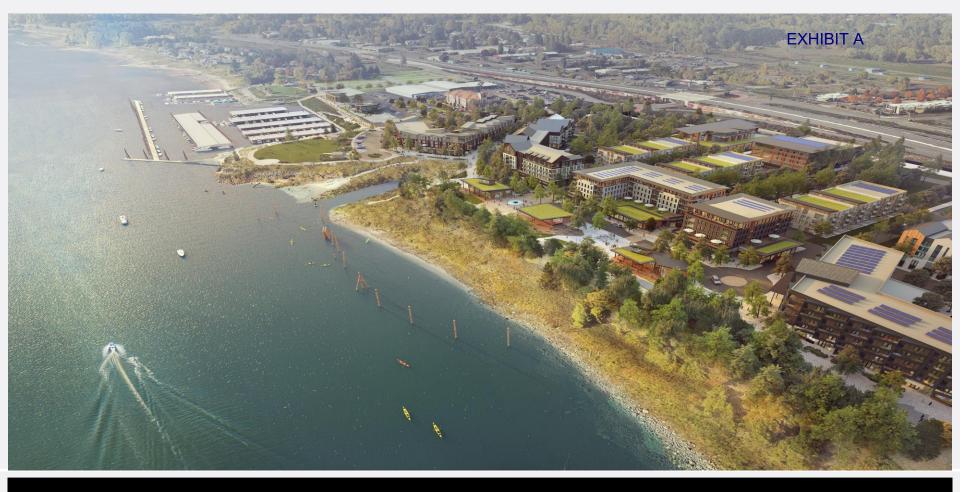


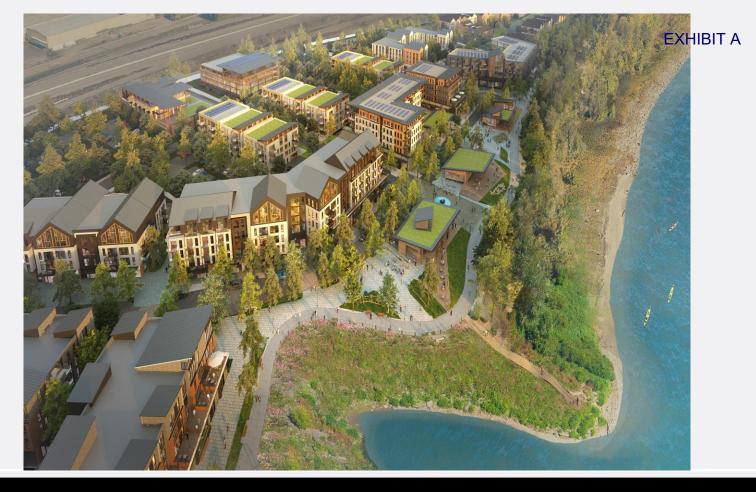














Building #20

EXHIBIT A





EXHIBIT A

SE 41st Street Project







It's Our Nature to Preserve

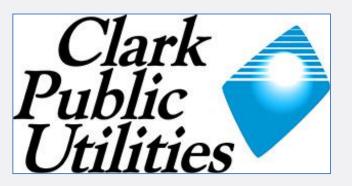
EXHIBIT A

Port Sustainability



nbi new buildings institute









Community Solar Project

System Size & Design



EXHIBIT A



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



EXHIBIT A

Electric Vehicle Charging Station





Electric Vehicle Charging Station





EXHIBIT A



Thank you!!

Columbia Gardens Wine and Artisan Village

MONARCH FESTIVAL 2023

Saturday, September 23, 2023 Hosted by Monarcha Winery & Culture Shock Bistro



Monarch **Festival** Celebrating National Hispanic Heritage Month







WINE SPECIALS **& MUCH MORE**

FREE ADMISSION September 23, 2023

3pm-8pm

Columbia Gardens Wine and Artisan Village 325 E Columbia Drive Kennewick, WA 99336

Estate









, cho BARTHOLOMEW





Estate

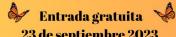




Monarch

ESPECIALES DE VINO Y MUCHO MAS

EXHIBIT B



23 de septiembre 2023 3pm-8pm

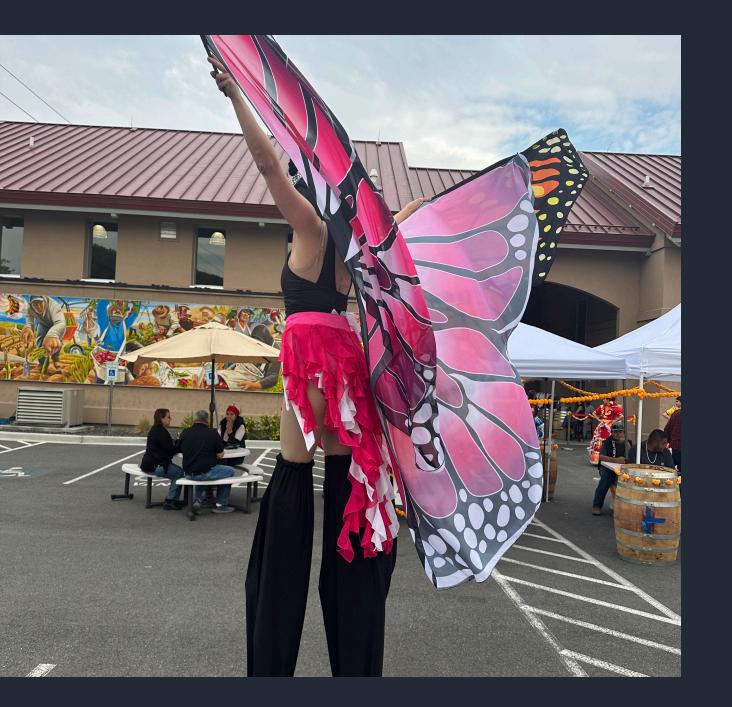
Festival Celebrando el Mes Nacional de la Herencia Hispana

Columbia Gardens Wine and Artisan Village 325 E Columbia Drive Kennewick, WA 99336



MONARCHA





2023 Monarch Festival

Columbia Gardens Wine and Artisan Village: 1st Event of its kind

Part of SOCO Creative Arts Festival: 2nd Annual Event in Downtown Kennewick

Local Artists: Artists in each winery, live demonstrations

Our food trucks: Special Menu for event

Wine Competion: People's Choice Award



SOUTH COLUMBIA CREATIVE DISTRICT

Downtown Kennewick's 2nd Annual Creative Arts Festival



Local artists paired with each winery

Nathan Robles

Pam Sharp

Amanda Fields

Jared Johnson

Anna Britton

EXHIBIT B

2023 Monarch Festival

People's Choice Award Wine Competition:

Winner is Monarcha Winery for 2023

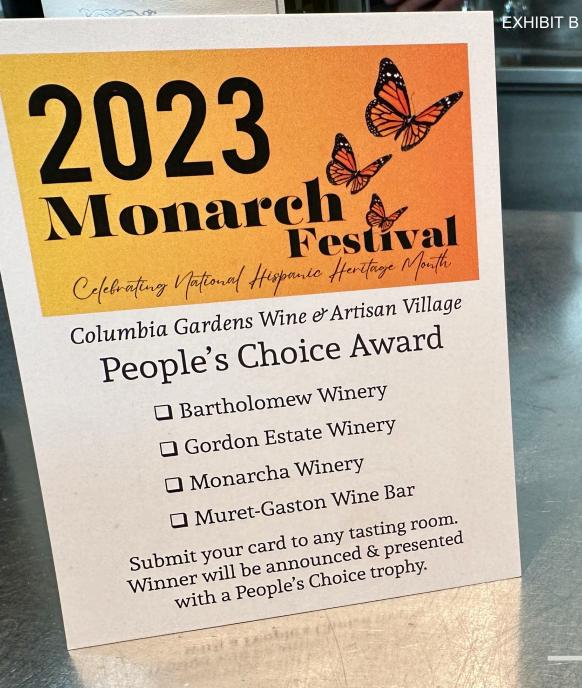


EXHIBIT B

Photos from 2023 Monarch Festival Hosted by Monarcha Winery and Culture Shock Bistro











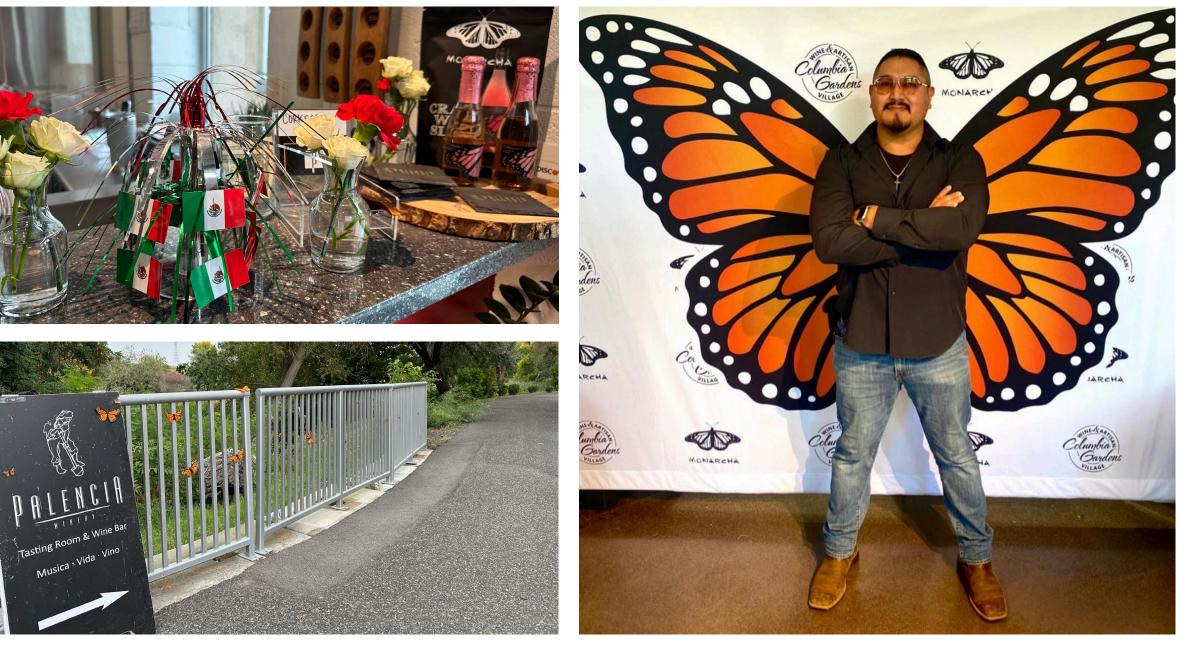






EXHIBIT B























Summary

Over 200 people in attendance

Downtown Kennewick Collaboration, future annual event



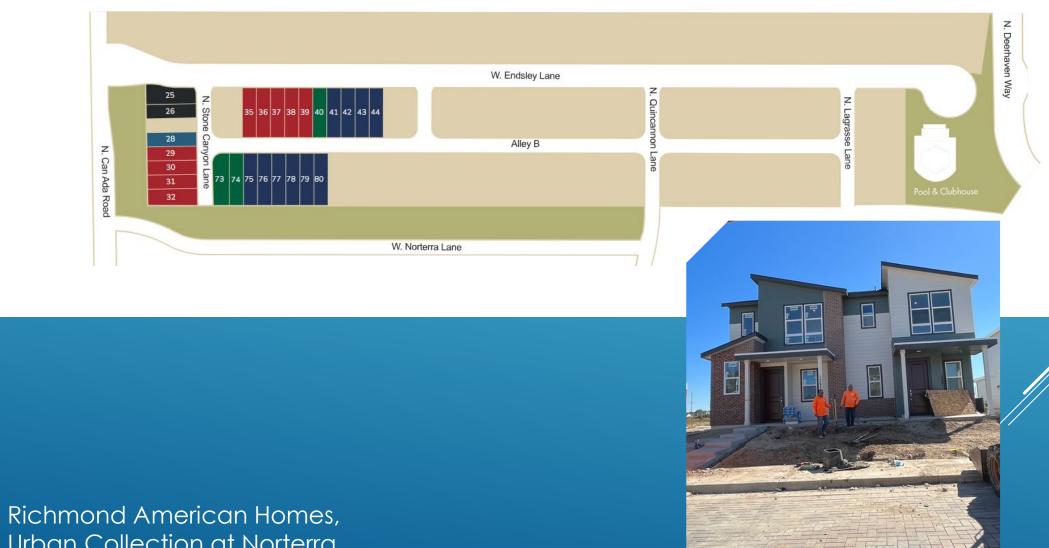
Columbia Gardens Wine and Artisan Village Vibrancy Community focused, family friendly, FREE



IDAHO

EXHIBIT C

September 20



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:

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

Townhomes:

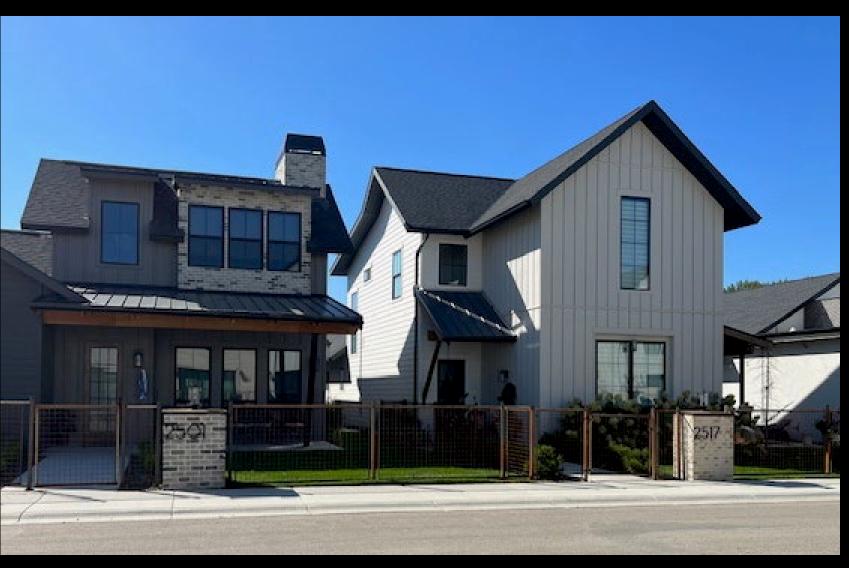
HOA Dues - \$260.00 / mo Townhome dues include:

- 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









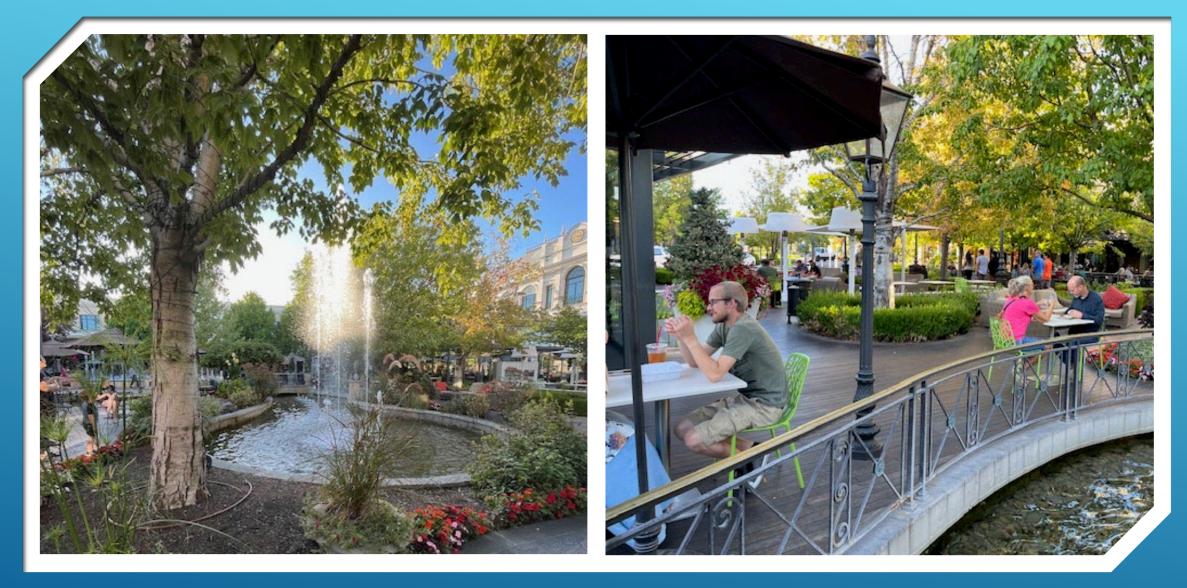


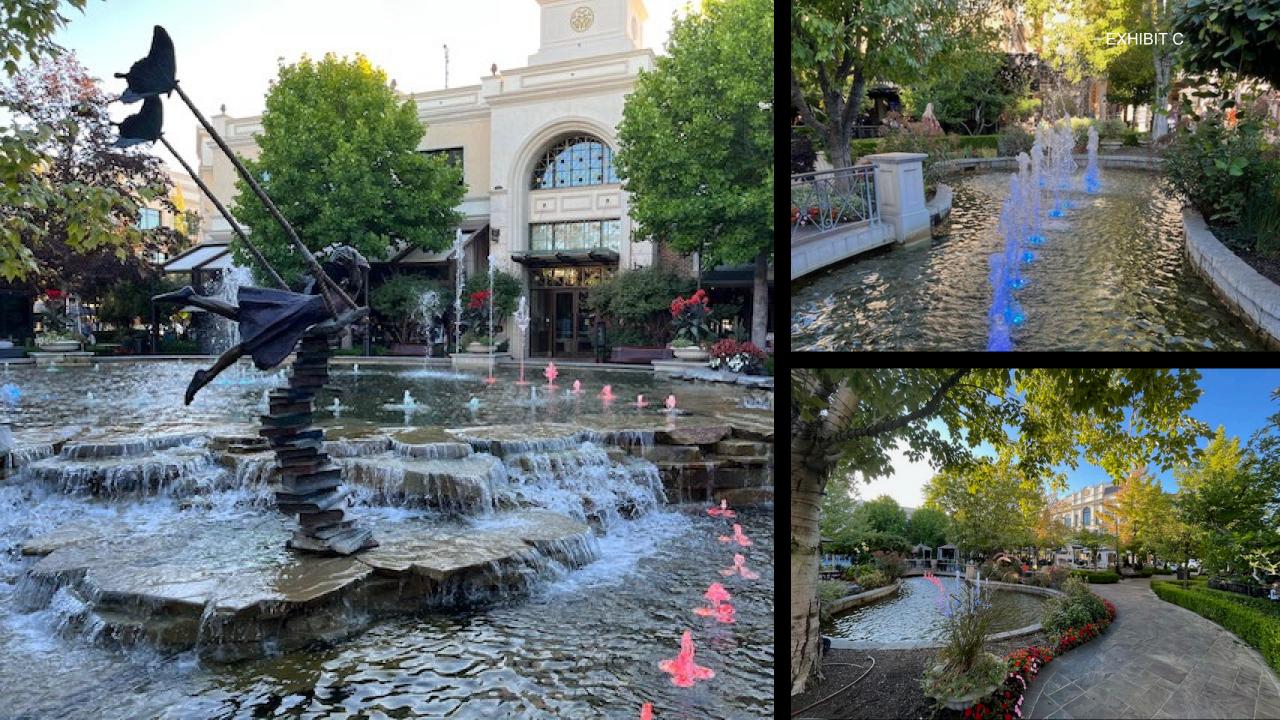


THE VILLAGE AT MERIDIAN













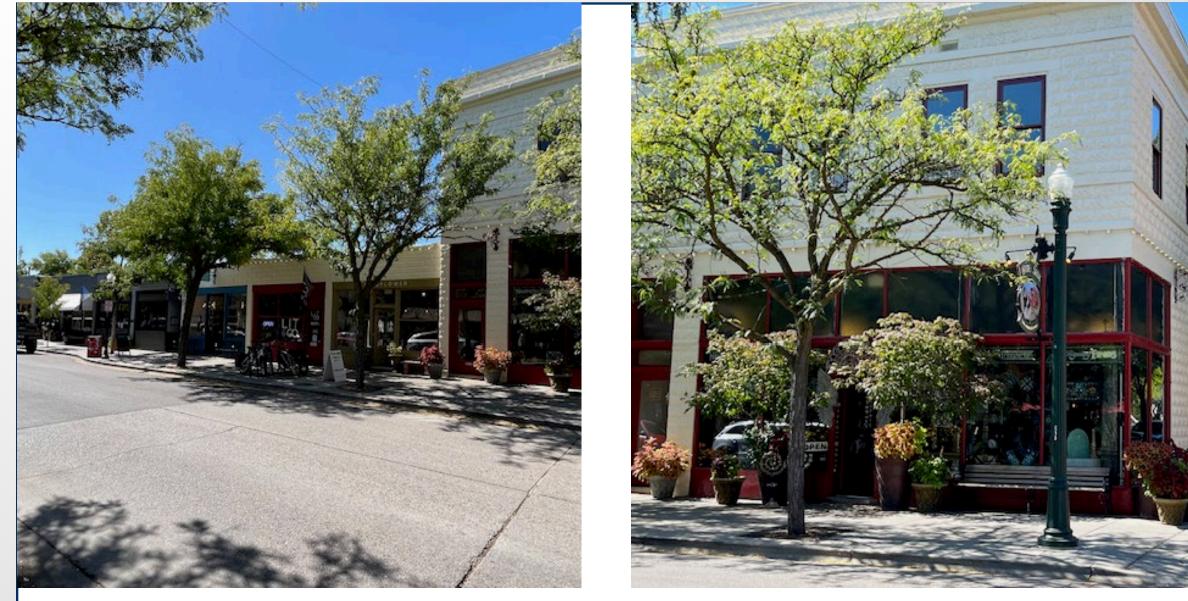
JULIUS M. KLEINER MEMORIAL PARK BOISE, IDAHO

September 2023





HYDE PARK BOISE, IDAHO



Thank you



AGENDA REPORT

TO: Port Commission

FROM: CEO Evaluation Committee

MEETING DATE: October 24, 2023

AGENDA ITEM: Approval of CEO's Goals & Objectives

- I. **REFERENCE(S):** Resolution 2023-29 and CEO's Outstanding Goals and Objectives (Exhibit "A")
- II. FISCAL IMPACT: N/A
- **III. DISCUSSION:** Before the Commission today is an updated list of the CEO's outstanding Goals and Objectives. The CEO Evaluation Committee has reviewed and updated the attached goals list, with the recommended completed goals highlighted in blue.
- **IV. RECOMMENDATION:** Approve Resolution 2023-29, approving goal #5 from CEO's 2021/22 Goals and Objectives; and goals #6, #8 and #9 from the CEO's 2023/24 Goals and Objectives.

V. ACTION REQUESTED OF COMMISSION:

Motion: I move approval of Resolution 2023-29, approving goal #5 of the CEO's 2021/22 goals and objectives, and goals #6, #8 and #9 of the CEO's 2023/24 goals and objectives.

PORT OF KENNEWICK

Resolution No. 2023-29

A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS FORMALIZING COMPLETION OF VARIOUS 2021/22 AND 2023/24 GOALS & OBJECTIVES

WHEREAS, the Commission approved goals and objectives for the Port CEO, attached as Exhibit "A" on November 8, 2022; and

WHEREAS, the algae remediation at Duffy's Pond has been completed, along with other tenant improvements at Columbia Drive; and

WHEREAS, a MOU was presented to the City of Kennewick in relation to the Vista Field Project; and

WHEREAS, the Port CEO has implemented hybrid meetings and work protocols, with the installation of cameras in the commission chambers; and

WHEREAS, an agreement was reached with TRIDEC on March 16, 2023 related to increased marketing efforts at Vista Field; and

WHEREAS, the Commission desires to formally accept as complete Goal #5 of the CEO's 2021/22 Goals and Objectives; and

WHEREAS, the Commission desires to formally accept as complete Goals #6, #8, and #9 of the CEO's 2023/24 Goals and Objectives.

NOW, THEREFORE, BE IT HEREBY RESOLVED the Board of Commissioners of the Port of Kennewick hereby accepts as complete Goal #5 of the CEO's 2021/22 Goals and Objectives, and Goals #6, #8, and #9 of the CEO's 2023/24 Goals and Objectives.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 24th day of October 2023.

PORT of KENNEWICK BOARD of COMMISSIONERS

By: _____

SKIP NOVAKOVICH, President

By:

KENNETH HOHENBERG, Vice President

By:

THOMAS MOAK, Secretary

Exhibit "A"

EXHIBIT A	CEO 2023/24 C	nals & Objectives (including undate on 2019/20/21/22 opgoing goals)							
DATE:	CEO 2023/24 Goals & Objectives (including update on 2019/20/21/22 ongoing goals) October 24, 2023								
GOAL & OBJECTIVE		TACTICAL STEPS	ACTION	STATUS (checkmark = Completed)	COMMENTS				
2019/2020 Goals and Objectives Carryover									
Vista Field	2019/20 GOAL 2	Sell one parcel or obtain one ground lease (does not include Arts Center Task Force).	Considered complete when presented to Commission.	50% Complete	The Port is advertising lots for sale. Various Letters of Intent's have been received; and one has been accepted by the Commission.				
2021/2022 Goals and Objectives Carryover									
Kennewick Waterfront	2021/22 GOAL	Implement the identified Duffy's Pond tenant-improvements and algae mitigation plan.	Considered complete when presented to Commission.	100% Complete	Algae remediation for Duffy's Pond has been implemented, bathroom constructed and art wrap completed. Demonstration vineyard with Palencia completed. Standing bar installed on tasting room patios completed. Wayfinding				
2023/2024 Goals and Objectives									
Vista Field	2023/24 GOAL	Complete A&E for Vista Field Parking Lots	Considered complete when presented to Commission.	50% Complete	Praking lots have been identified and the layout was amended due to submitted LOI's. Parametrix is on contract for A&E. Anticipate cost estimates by late fall.				
Vista Field	2023/24 GOAL	Complete Vista Field Development building exterior improvements	Considered complete when presented to Commission.	15% Complete	Meier Architecture is on contract and has completed the design concept drawings.				
Kennewick Waterfront	2023/24 GOAL 3	Prepare and market one clover island lot for lease.	Considered complete when presented to Commission.	25% Complete	North Shoreline improvements have been completed to enable marketing efforts. East end of island will be completed by Corps of Engineers				
Kennewick Waterfront	2023/24 GOAL	Complete A&E and cost estimate for clover island stage project and assess opportunities for public private partnership.	Considered complete when presented to Commission.	80% Complete	Stage has been purchased. Negotiating stage lease agreement. Estimated delivery date for stage is February 2024. Hired Hall Engineering for foundation engineering, and engineering to commencee after final concert of the 2023 season (late September).				
	2023/24 GOAL	Market for sale, and sell or lease one lot in the Kennewick waterfront area which includes willows, cable greens, and columbia drive	Considered complete when presented to Commission.	Work in Process	Work in Progress				
Kennewick Waterfront	5								

Exhibit "A"

GOAL & OBJECTIVE		TACTICAL STEPS	ACTION	STATUS (checkmark = Completed)	COMMENTS
Kennewick Waterfront/Vista Field		Pursue interlocal agreement (or MOU) with City of Kennewick related to city of Kennewick- allocated RCCF funds to be used to benefit projects located within the City in Vista Field or Columbia Drive	Considered complete when presented to Commission.		Worked with City Manager for eight months on MOU. Presented MOU and accepted by Port Commission. Voted on and rejected by City Council.
District wide	2023/24 GOAL 7	Carry out joint meeting with one jurisdictional partner (remote)	Considered complete when presented to Commission.	Work in Process	Work in Progress
District wide	2023/24 GOAL 8	Present options for hybrid meeting and work protocols that promotes continued staff and port productivity	Considered complete when presented to Commission.	100% Complete	Camera installation completed in October 2023.
District wide	2023/24 GOAL 9	Identify and present to commission joint Tridec project of benefit to the Port	Considered complete when presented to Commission.	100% Complete	Agreement with TRIDEC re: Vista Field opportunities
District wide	2023/24 GOAL 10	Flexible Goal: Identify and present one additionally beneficial project or ROI partnering opportunity to commissioners.	Considered complete when presented to Commission.	Work in Process	Ideas: Find solution for tenuous IT situtation. Find solution for Temporary Workers Art Project Vista Field - Day Break Commons Sales office at Vista Field