



PORT OF KENNEWICK REGULAR COMMISSION MEETING

MAY 23, 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)
Larry Peterson, Director of Planning (via telephone)
Amber Hanchette, Director of Real Estate (via telephone)
Nick Kooiker, Chief Finance Officer (via telephone)
Lisa Schumacher, Special Project Coordinator
Bridgette Scott, Executive Assistant (via telephone)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Marie Mosley, City of Kennewick City Manager led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

A. Approval of Direct Deposit and E-Payments Dated May 17, 2023

Direct Deposit and E-Payments totaling \$82,707.93

B. Approval of Warrant Register Dated May 23, 2023

Expense Fund Voucher Number 104845 through 104879 for a grand total of \$235,070.46

C. Approval of Regular Commission Meeting Minutes May 9, 2023

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

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PRESENTATION

A. *Memorandum of Understanding, Marie Mosley*

Mr. Arntzen and Ms. Mosley outlined potential joint projects with the City of Kennewick for the Memorandum of Understanding:

- Vista Field Parking Structure Feasibility;
- Vista Field Development – Grandridge Boulevard Extension;
- Remediation of Duffy's Pond.

Commission and staff discussion ensued regarding each potential project.

Mr. Arntzen and Ms. Mosley will be meeting with the City of Kennewick City Council to discuss the Memorandum of Understanding (MOU). Mr. Arntzen requested approval to move forward with the MOU and stated he will bring forth any changes requested by the City Council.

MOTION: *Commissioner Hohenberg moved to approve Resolution 2023-10, approving the Memorandum of Understanding between Port of Kennewick and City of Kennewick; and hereby ratify and approve all action by port officers and employees in furtherance hereof; and authorize the Port Chief Executive Officer to execute the MOU and take all action necessary in furtherance hereof; Commissioner Moak seconded.*

PUBLIC COMMENT

No comments were made.

Discussion:

Commissioner Novakovich stated this is a long time coming and Peter Batchelor, who did the UDAT project in Kennewick, would have loved this. Commissioner Novakovich is very happy that Ms. Mosley from the City is excited about the MOU, and he thinks it demonstrates what we can do through partnerships. Commissioner Novakovich stated together we are better, and this is a perfect example. Together with the City, the Port of Kennewick can do some amazing things, especially as it relates to Duffy's Pond and what we want to do in this area. Commissioner Novakovich is fully in favor of this and thinks it is a great opportunity for the Port to move forward with something we have looked at for a long time.

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

ACTION ITEMS

A. *Use of Opportunity Fund for Benton City*

Mr. Arntzen presented the potential areas of assistance for Benton City:

- Update parks and recreation plan to include Subarea;
- Update zoning map to include Subarea;
- Train staff to implement new design standards for the City and Subarea;
- Development and recruitment materials illustrating subarea vision and concepts.

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Mr. Arntzen stated the Port could assist Benton City with the opportunity fund and suggested funding everything on the list, should the Commission desire.

Commissioner Hohenberg stated Benton City is a great gateway to the Tri-Cities and supports funding in the amount of \$40,000.

Commissioner Moak requested clarification that the exhibits and attachments were labeled correctly and if this is on a reimbursement basis.

Mr. Arntzen will work with Benton City staff and stated the Port will not expend more than \$40,000 and monitor the progress.

Commissioner Novakovich suggested revising the language to “approval of funding of not to exceed \$40,000 for projects set forth on Attachments B” rather than A and inquired if that is acceptable. Commissioner Novakovich inquired of Ms. Lake if the Resolution should read not to exceed or up to \$40,000.

Ms. Lake stated the language should read “not to exceed.”

MOTION: *Commissioner Novakovich moved to approve Resolution 2023-11, approving funding of not to exceed \$40,000 for Benton City for the projects as set forth on Attachment B and further move that the Port of Kennewick Board of Commissioners hereby ratify and approve all action by port officers and employees in furtherance hereof; and authorize the Port Chief Executive Officer to take all action necessary in furtherance hereof; Commissioner Hohenberg seconded.*

PUBLIC COMMENT

No comments were made.

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

B. WA State Health Care Authority (HCA) PEBB Agreement

Mr. Kooiker presented the Washington State Health Care Agreement outlining the Public Employment Benefit Board to provide the Port’s health insurance. Under the Delegation of Authority, Mr. Kooiker and Mr. Arntzen manage the Port’s benefits; however, the Agreement is considered an Interlocal Agreement, and they do not have authority to sign without Commission approval. Mr. Kooiker requested Commission consensus to sign the Agreement with the Washington State HCA.

It is the consensus of the Commission for Mr. Kooiker to sign the PEBB Employer Group Interlocal Agreement with Washington State Health Care Authority.

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REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Kennewick Waterfront*

1. *Columbia Gardens Wine & Artisan Village Update*

Ms. Hanchette updated the Commission on the Wayfinding Signage project and stated several of the signs have been installed. Ms. Hanchette reported that Swampy's BBQ had its groundbreaking yesterday and believes they will begin construction after Memorial Day.

2. *Clover Island Shoreline/1135 Update*

Mr. Arntzen offered comments on the Clover Island Shoreline 1135 event and stated that it was a successful turnout and almost all our partners were represented.

Ms. Bader Inglima presented before and after photos of the shoreline project and thanked the Commission for their continued investment and the partnerships that we have created over the years.

B. *Washington Public Ports Association (WPPA) Creative Partnership Award*

Commissioner Moak stated the Port of Kennewick was honored with the WPPA Creative Partnership Award for the Clover Island Shoreline/1135 Restoration Project. The Port partnered with the US Army Corps of Engineers, Washington State RCO, Benton County, the City of Kennewick and the Confederated Tribes of the Umatilla to make this project come to fruition.

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

Commissioners reported on their respective committee meetings.

D. *Non-Scheduled Items*

Ms. Scott updated the Commission on moving to fully hybrid Commission Meetings. In April, Mr. Arntzen presented the hybrid plan with the hope to put the plan into action in June, dependent on making necessary audio and visual adjustments to the Commission Chamber. Although we have made significant improvements in our meeting room, we do not have professionally installed cameras yet and have been using a webcam to view the meeting room. Shortly after the Commission approved the plan, Ms. Schumacher and Ms. Scott began meeting with vendors to plan the installation of three cameras in the meeting room. To date, we have received one quote and Ms. Scott has reached out to the remaining vendors to prompt them to submit a quote. They will continue to do their best to shepherd this project forward, but wanted to inform the Commission that we will not have the cameras in place prior to the June 13, 2023 Commission Meeting. Ms. Scott will update the Commission on June 13, 2023 with an estimated completion date for the project.

Commissioner Novakovich confirmed that the Port will not have an in-person meeting on June 13, 2023.

Ms. Scott stated not with professionally installed cameras and that the meeting room continues to be open to the public during the Commission Meetings.

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Commissioner Hohenberg stated would rather wait until everything is in place and is fine with waiting until July. Commissioner Hohenberg believes if the Port is going to have hybrid meetings, our equipment should be fully in place, rather than face audio visual challenges.

Ms. Scott will do her best to get this in place and has reached out to our vendors for a response. In order to have a competitive process, we need more than one quote. Ms. Scott will push this project, but it depends on vendor responses and the lead time for equipment and installation.

Commissioner Novakovich agrees with Commissioner Hohenberg and believes we should wait until it is done properly.

Mr. Kooiker filed our 2022 Annual Financial Report with State Auditor's Office as required and stated these will be audited in conjunction with our performance audit in the fall of this year.

Mr. Arntzen stated he will be making an in-person presentation to the City of Kennewick City Council Workshop tonight, to discuss the MOU.

Mr. Arntzen thanked Commissioner Moak for interfacing with a few consultants at the WPPA meeting and Mr. Arntzen will follow up on those leads.

Commissioner Novakovich attended a WPPA communications committee meeting and discussed how the public does not know what ports do and suggested an open house to explain the role of a port. Commissioner Novakovich spoke to a Port of Benton representative about possibly hosting a joint open house with the Port of Benton, Kennewick and Pasco.

PUBLIC COMMENTS

Ms. Scott read a comment from Linda Lehman, Benton City Mayor:

"I want to thank the Port Commissioners and executive director for supporting Benton City. We really do appreciate your help and interest in the I82 Development. Looking forward to discussing this further and thank you very much."

No further comments were made.

COMMISSION COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:14 p.m.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

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APPROVED:

PORT of KENNEWICK BOARD of COMMISSIONERS

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Skip Novakovich

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Skip Novakovich, President

DocuSigned by:

Kenneth Hohenberg

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Kenneth Hohenberg, Vice President

DocuSigned by:

Thomas Moak

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Thomas Moak, Secretary

PORT OF KENNEWICK

RESOLUTION No. 2023-10

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK
APPROVING A MEMORANDUM OF UNDERSTANDING
BETWEEN THE PORT OF KENNEWICK AND
THE CITY OF KENNEWICK***

WHEREAS, the Port and the City of Kennewick (City) have a long history of collaboration on projects of community benefit; and

WHEREAS, staff from the Port and the City propose commission approval of a Memorandum Of Understanding (MOU) which outlines projects of community importance.

NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby approves the MOU as attached hereto.

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

ADOPTED by the Board of Commissioners of Port of Kennewick on the 23rd day of May, 2023.

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

By: DocuSigned by:
Skip Novakovich
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SKIP NOVAKOVICH, President

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

By: DocuSigned by:
Thomas Moak
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THOMAS MOAK, Secretary

**MEMORANDUM OF UNDERSTANDING
REGARDING
POTENTIAL JOINT PROJECTS OF COMMUNITY IMPORTANCE
BETWEEN THE PORT OF KENNEWICK AND THE CITY OF KENNEWICK**

I. PARTIES

This Memorandum of Understanding (MOU) is entered into as of _____, 2023, between the PORT OF KENNEWICK, a Washington municipal corporation (“Port”), and the CITY OF KENNEWICK, a Washington municipal corporation, (“City”) referred to collectively as the “Parties”. The Parties agree as follows:

II. RECITALS

- 2.1 Economic Development Authority.** The Port and the City are authorized, including under Chapters 39.33 and 39.34 of the Revised Code of Washington, to contract with each other and other public agencies to operate, administer and carry out their programs and public projects effectively and efficiently.
- 2.2 Location of Facility in Project Area.** The Port owns various parcels of real property within the City which it is developing to the benefit of the public and both Parties.
- 2.3 Opportunity for Collaborative Development.** The Parties recognize that successful economic development of the Property benefits the economic and social welfare of the City and the surrounding area. The Parties seek to memorialize their understanding related to potential joint development activities.
- 2.4 Port Action.** In October 2022, the Port applied to Benton County for Rural County Capital Funding (RCCF) from its account, in the sum of \$3,400,000. This funding, if awarded, shall be utilized for Vista Hangar repurposing as set forth in the application attached hereto as “Exhibit A.”

III. OBLIGATIONS OF THE PARTIES

- 3.1 Obligations.** The Parties shall consult related to the following future projects:
- A. **Parking Structure.** The Parties shall examine the necessity of a parking structure to serve the Vista Field development, the City’s Entertainment District and Benton County facilities. The Parties shall jointly select and contract with a consultant to examine the need and feasibility of a parking structure serving the immediate area. Costs shall not exceed \$40,000 and shall be split evenly between the parties. The parties shall use best efforts to ensure that the consultant’s report is finalized on or before June 1, 2024. It is the intent of the Parties to present the contents of the report to each Party’s elected body in a timely manner. The parking feasibility study in no way commits either party to building a parking structure, rather it provides information to both parties for future planning efforts.

- B. **Vista Field Development.** The Port is negotiating with a private party developer to build a large-scale residential development on a portion of the site, with a construction cost estimated to exceed \$10,000,000 (the Development). The Development will require the Port to complete Grandridge Boulevard as approximately shown on Exhibit “B” (the Grandridge Extension). If the Port signs a purchase and sale agreement with the developer for the Development on or before December 31, 2023, then the City will contribute one-half of the project costs, including architecture and engineering costs, of the Grandridge Extension, up to \$800,000. The Port shall design, bid, and award the project for construction of the Grandridge Extension and shall invoice the City upon completion of the project.

When the sale of this parcel closes, the City will pursue an amendment to the development agreement with the Port to carve out the Grandridge Extension and contribute one-half the construction costs up to \$800,000. The City portion of the funding would come from the City’s Rural County Capital Funds (RCCF) allocation. The parties agree to work jointly on securing RCCF for up to \$800,000 to be paid by the City through collaborating on and supporting the application.

- C. **Remediation of Duffy’s Pond.** The Parties recognize the necessity of treating the Clover Island boat basin and Duffy’s Pond with algicides to prevent the accumulation of noxious aquatic weeds and algae. Each Party’s respective staff shall collaborate to produce, on or before July 1, 2023, a brief written plan which will provide for the treatment of the boat basin and the pond. The plan will account for the City’s downstream potable water plant intake as well as consider time of year limitations associated with City’s potable water demands as it relates to the application of algicide. The plan shall provide for effective implementation action for both areas, commencing with the 2023 season and extending through the 2028 application season.
- D. In addition to the work described above, the Parties will also consult with the US Army Corps of Engineers to explore options for deepening Duffy’s Pond. Said deepening would permit the use of aeration equipment which provides for long-term algae control in the pond.
- E. The parties agree to communicate and cooperate toward the completion of Duffy’s Pond Trail including design, environmental permitting and construction.

IV. ADMINISTRATION

- 4.1 **Responsibilities.** This MOU shall be administered by the City Manager or her designee and the Port Chief Executive Officer or his designee. Working in partnership and on behalf of their respective agencies these individuals shall be responsible for:

- A. Establishing policies for implementing this MOU;

- B. Providing periodic progress reports;
 - C. Monitoring progress of the Parties and other agencies in the fulfillment of their respective responsibilities; and
 - D. Follow applicable City and Port bid and prevailing wage law policies and procedures when awarding bids for this project.
- 4.2 **Document Review.** The Parties shall cooperate by sharing all relevant information, including planning, financial and environmental documents, to the extent allowed by law.
- 4.3 **Expenses and Financial Contingency.** Except as otherwise provided, the obligations of each Party shall be performed at the sole expense of said Party.

V. GENERAL

- 5.1 **Amendment.** This MOU shall not be altered or varied except in writing signed by each Party.
- 5.2 **Governing Law.** Each of the Parties has independent authority to contract; and, this MOU is pursuant to that authority and shall be governed by, construed and enforced in accordance with the substantive laws of the State of Washington.
- 5.3 **Venue.** The venue for any action arising out of this MOU shall be the Superior Court for Benton County.
- 5.4 **Non-Waiver.** Nothing in this MOU and no actions taken pursuant to this MOU shall constitute a waiver or surrender of any rights, remedies, claims or causes of action a Party may have against the other Party or others under any provision of this MOU or any provision of law.
- 5.5 **MOU Term.** The term of MOU shall continue until each Party's obligations hereunder have been fully performed, or December 31, 2026, whichever occurs first.
- 5.6 **Inspection of Records and Filing.** The records and documents with respect to all matters covered by this MOU shall be subject to inspection by the Parties during the term of this MOU and for three years after its termination. This MOU shall be filed or listed pursuant to RCW 39.34.040.
- 5.7 **No Separate Legal Entity.** It is not the intention that a separate legal entity be established to conduct the cooperative undertaking nor is the joint acquisition, holding or disposing of real or personal property anticipated.
- 5.8 **Severability.** In the event any term or condition of this MOU or application thereof to any person, entity or circumstance is held invalid, such invalidity shall not affect any other terms, conditions or applications of this MOU which can be given effect without

the invalid term, condition, or application. To this end, the terms and conditions of this MOU are declared severable.

- 5.9 Defense Indemnity and Insurance.** Each party shall indemnify, defend, protect, hold harmless, and release the other, its officers, agents, and employees, from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs or expense (including attorneys' fees and witness costs) arising from or in connection with or caused by any act, omission, or negligence of such indemnifying party.
- 5.10 Breach.** In the event of a breach of this MOU, the non-breaching Party shall retain all legal and equitable remedies against the breaching Party.
- 5.11 Assignment.** Neither Party may assign its obligations under this MOU.

VI. EXECUTION AND APPROVAL

- 6.1 Warranty of Authority.** Each Party to this MOU warrants that it has the authority to enter into this MOU.
- 6.2 Execution.** The person executing for a respective Party has been duly authorized to and does execute the MOU on behalf of that respective Party.

PORT OF KENNEWICK

Date: _____

By: _____

TIM ARNTZEN, Chief Executive Officer

Approved as to Form:

CAROLYN LAKE
Attorney for Port of Kennewick

CITY OF KENNEWICK

Date: _____

By: _____

MARIE E. MOSLEY, City Manager

Approved as to Form:

LISA BEATON, City Attorney

BENTON COUNTY
RURAL COUNTY CAPITAL FUND
PROJECT APPLICATION FORM

This form is available in a digital format for ease of completion and submittal.

Organization: Port of Kennewick

Contact: Tim Arntzen

Telephone: 509-586-1186 | 509-585-4238

Email: TA@portofkennewick.org

Address: 350 N. Clover Island Drive #200, Kennewick, WA 99336

Project Title: Vista Field Southern Gateway & Hangar Transformation

Project Category:

<input type="checkbox"/> Transportation (Roads & Bridges)	<input type="checkbox"/> Energy Generation
<input checked="" type="checkbox"/> Domestic Water Facilities	<input type="checkbox"/> Transmission & Conveyance
<input checked="" type="checkbox"/> Industrial Water Facilities	<input type="checkbox"/> Earth Stabilization
<input checked="" type="checkbox"/> Sanitation & Sewer	<input type="checkbox"/> Telecommunications
<input checked="" type="checkbox"/> Buildings & Structures	<input checked="" type="checkbox"/> Port Facilities
<input checked="" type="checkbox"/> Other: <u>in-fill, urban renewal, education, site safety, tourism, recreation</u>	

Project Description: Please describe the project briefly, but with the essential details. Include location (attach vicinity map), describe how the project will be managed, and list any partnerships or other forms of leveraged monetary, logistical, administrative, or other support.

The Vista Field Southern Gateway & Hangar Transformation Project site is located at the intersection of Deschutes Avenue and Crosswind Boulevard in Kennewick, Washington [see vicinity photo and site map in Attachment D].

The Port of Kennewick owns the 103-acre parcel of land that was the former Vista Field Airport. That property sits in the heart of our region's commercial center, and the Port is asking Benton County to provide Rural County Capital Funds to continue transformation of that site by enhancing the southern entry and creating vibrant public-use facilities from two former hangar buildings located adjacent the fountain and commercial plaza.

The Vista Field Southern Gateway & Hangar Transformation project consists of deconstructing two former, empty hangar buildings, installing low dividing walls, adding restrooms, storage, strategic weather and wind reduction, large industrial overhead fans, water, sewer, storm, electrical, parking, sidewalks, lighting, landscaping, mobilization, earthwork, grading, compaction, appurtenances, and infrastructure necessary to prepare those two hangars and the surrounding site for expanded public use.

The project will also construct a sheltered band stand and courtyard between the two former hangars that will create a series of seamless public spaces that can be used individually or combined to help activate the adjacent commercial “pop up” plaza. The space will artistically re-use the site’s metal carrier decking and will share the story of Vista Field’s ties to World War II Naval history—thus creating a visitor attraction and fostering increased tourism spending.

And finally, the southern entryway will be enhanced with landscaping, additional parking, and wayfinding signage.

The Southern Gateway transformation will take place with design starting winter 2023 through construction completion spring 2024 and will be readied as one of the first and most visible projects—helping showcase industrial chic architecture and setting the tone for private development as the surrounding twenty-one parcels are sold and developed for mixed commercial, retail and residential living.

The Port will produce drawings, plans, and cost estimates; and will bid, monitor, and administer construction of the public improvements.

Following completion of infrastructure improvements the Port will work in partnership with Benton County to hold a celebratory ribbon cutting event recognizing the County’s investment and partnership in further developing Vista Field.

The project will expand local employment opportunities, grow the retail industry, and increase tourism spending for the region. The project will help import visitor dollars and serve as a catalyst to transform the Vista Field neighborhood into a family-friendly mix of restaurants, retail, residential, public, and artisan spaces. Given its prime location within Vista Field, the project will create a unique tourism destination that will serve and sustain the greater Benton/Franklin Counties region.

Note: To ensure compliance with RCW 82.14.370, all projects submitted to the County will be included in the updated Benton County Overall Economic Development Plan, revised annually.

\$3.3 million (Port of Kennewick RCCF allocation as of September 2022)

Project Budget & Schedule Detail:

PROJECT PHASES	START DATE	FINISH DATE	RCCF FUNDS REQUESTED	OTHER FUNDS IN-HAND / SOUGHT	SOURCE(S) OF OTHER FUNDS
Vista Field Southern Gateway & Hangars Project			\$3,300,000		
Design	winter 2023				
Bid Process	spring 2023				
Construction	summer 2023 thru spring 2024				
Project Management	winter 2023 thru Spring 2024			\$110,000	Port property tax revenues
SUB-TOTALS			\$3,300,000	\$ 110,000	
TOTAL PROJECT COST			\$3,410,000		

Rural County Capital Fund assistance is on a reimbursable basis. The proponent must be able to cash-flow work on the project either in whole or in phases. The proponent shall invoice the County not more than once per month for those expenses eligible for Rural County Capital Fund assistance to the extent that such costs are directly attributable and properly allocable to the project.

Project Anticipated Benefits

What are the anticipated outcomes of this project with respect to the criteria identified below? Please answer concisely in narrative form, supported with defensible estimates and projections. This is not a competitive application. The intent is to demonstrate that the project meets with the “economic development purposes” intended by the Legislature in its development of RCW 82.14.370 and our local economic development goals, not to weigh the merits of multiple projects against each other.

Jobs

- **Estimated *new* jobs to be created? What mix/types of new jobs?**
- **Estimated retention of *existing* jobs?**

Projections indicate at full build-out Vista Field redevelopment could mean ***as many as 3,380 jobs*** [*projections by consultant team DPZ and ECONorthwest*].

While the existing restaurants and businesses in the surrounding area and those related jobs, will most certainly benefit from this project; overall, we anticipate that the number of existing jobs *retained* by this project will be low since those existed in a land-extensive condition due to the 103-acre former airport.

However, this project alone will create an initial 50+ construction jobs with services required in survey, demolition, excavation, laborers, carpenters, masons, concrete, plumbers, electricians, landscapers, and sign makers.

In addition, there will be an increase in tourism and visitors drawn to Vista Field, as well as ongoing employment and business support from commercial use of the plaza and future residential as it develops.

Indeed, this redevelopment project offers a higher and better use of land and buildings located within the very heart of the region’s commercial center and it will spur vitality, business options, and job growth for both Vista Field AND the surrounding neighborhoods given that a number of businesses are already investing and building nearby--with specific examples cited in the “*Incidental & Other Benefits*” section below (and referenced in Attachment C).

Diversification

- **Would the project help to expand the palette of Tri-Cities business and industry? How would it help to develop new sectors to better balance the local and regional economy, making it less anchored in, reliant upon, and responsive to traditional economic sectors?**

Redevelopment of Vista Field is following a community-driven master plan which addresses deficiencies identified by TRIDEC / Tri-Cities Regional Chamber of Commerce / Visit Tri-Cities studies. In addition, Vista Field is the very first urban-mixed-use zoning development in the area and there is nothing like it within a several-hours’ drive. As such, the improvements proposed in this Southern Gateway & Hangar Transformation project will bolster the region’s burgeoning tourism industry and provide additional amenities for current and future residents. Additionally, this project is about expanding local amenities that help support job recruitment

efforts for existing and new businesses looking to open shop in Benton County.

Additional, flexible event space located adjacent to the Three Rivers Convention Center can help strengthen the number and type of businesses that support local viticulture, agritourism, meeting and convention sectors; allowing the community to further capture market share in these targeted industries, and further diversify from the region's dependence upon traditional agriculture and Hanford.

By offering placemaking in the form of a central gathering space, wayfinding, and landscaping, the project will further attract private sector investment and support a variety of living spaces across the site—from affordable and multi-unit; to live-work, and single-family; apartments and condos; to courtyard duplexes, and multi-generational living spaces—interspersed with commercial development, the goal is to create an entirely new, urban destination for the region.

Tax Revenue Generation

- **Estimate and discuss tax revenue generation from expanded business or trade (sales, property, business & occupation taxes, etc.).**

Projections indicate at full build-out Vista Field redevelopment could mean as much as \$575 million in private sector investment, \$63.75 million in new infrastructure and \$510 million in new (taxable) buildings—meaning new revenues for roads, utilities, police, fire, hospital, libraries, schools, parks and other services—without increasing taxes or costs to existing taxpayers [*initial 2013 projections by consultant team DPZ and ECONorthwest increased by 25% to account for current economic conditions*].

Sustainability

- **Does the project utilize existing abandoned, derelict, or otherwise underutilized land, buildings, or other infrastructure?**
- **What are the long-term prospects for success of the project's intended beneficiaries?**
- **What is the project's impact on resource consumption?**
- **Discuss other potential environmental impacts.**

This project will help push in-fill development forward and is a perfect example of economic and environmental sustainability. No raw land will be consumed; access to the project site utilizes existing infrastructure on previously impacted land; and abandoned, empty hangar buildings will be repurposed into vibrant public event spaces to support food trucks, pop up retail, markets, events and entrepreneurial ventures that attract people and create initial activity and tourism for the overall site.

In addition, the Kennewick Police Department's Chief of Police Chris Guerrero has indicated his support of this development project and his intent to have patrol officers utilize the public space as a mobile "mini-station" whereby patrol cars could park while officers utilize the restrooms and public spaces for their breaks and completing paperwork—while simultaneously demonstrating a visible presence for public safety and minimizing unwanted activity.

Incidental & Other Benefits

- **Does the project have a likelihood to incubate or spin-off other businesses into the future that may not be intended or foreseen now?**
- **Will the project support additional prestige, cultural, recreational, tourism, or other experiential opportunities aside from the intended direct economic benefits?**

The project will continue to foster investment within Vista Field itself and is anticipated that additional in-fill investment in the surrounding neighborhoods will also occur. In fact, since the redevelopment of Vista Field was announced and the master plan completed, the energy and excitement of a regional town center has attracted significant private-sector investment to the property surrounding Vista Field. From the \$20 million state-of-the-art Miramar Clinic at the eastern end of Vista Field; to the \$4 million Chuck E. Cheese restaurant; to the new \$5 million Food Truck Hub on Skagit Avenue (next to Chuck E. Cheese); to the 7-Kitchen 1Derful Food Park outdoor mall that is currently under construction on Skagit Avenue—these are just some of the recent investments attracted to the surrounding neighborhood as the vision of Vista Field as a regional town center unfolds.

According to Owner John Corbin, Chuck E. Cheese's chose their new location because they wanted to be part of the redevelopment of Vista Field, the former airport being redeveloped as a town center mixed-use development. Nearby Lawrence Scott Park and its extensive sports field was another lure. *Tri-City Herald, September 18, 2018*

Redeveloping the hangars will offer opportunities for sheltered farmers' markets, craft fairs, weddings, quinceaneras, art shows, musical and theater productions, and entrepreneurial ventures. That space will support a city-centered lifestyle and offer a location for residents of the urban town center to gather and recreate.

Indeed, transformation of those hangar buildings was identified as a unique and prestigious part of the Vista Field Master Plan as it frames the gateway for the southern entrance to Vista Field and phase one of the site development.

Activating those hangars as commercial event space will help attract adjacent business, foster micro-entrepreneurs, and ensure that area becomes a central gathering place as envisioned for the walkable, bikeable, pedestrian-friendly and transit-oriented city-center.

This placemaking project will creatively re-use the site's metal carrier decking and will share the story of Vista Field's ties to World War II Naval history--thus fostering both community education and tourism visitation/spending by leveraging interest in history and cross-promotion with the Pasco Aviation Museum.

In addition, the Port is working with City of Kennewick on a Memorandum of Agreement that would formalize a commitment by City to provide allocations of their RCCF funding to support future infrastructure at Vista Field upon the Port repurposing the Hangar B and Hangar C into a tourism and event focused civic space.

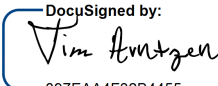
Submitted by:

Agency: Port of Kennewick

Exhibit A - Rural County Capital Funding Application

Date: 9/9/2022

By:

DocuSigned by:

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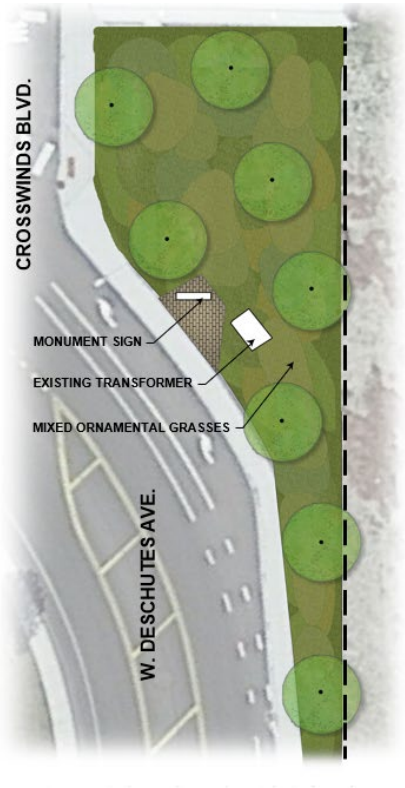
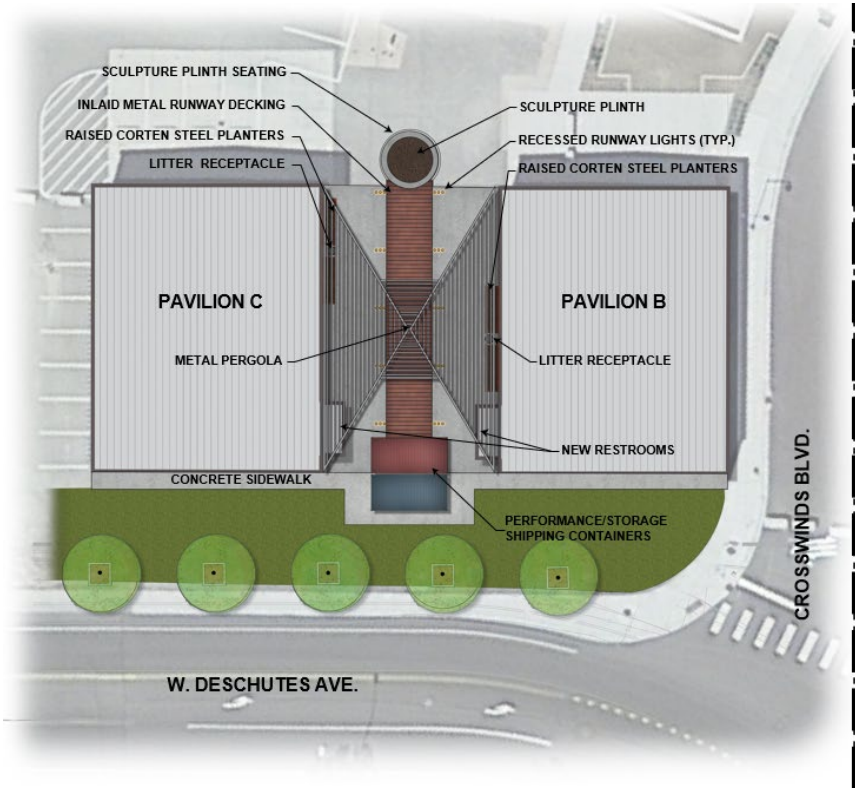
Title:

Chief Executive Officer

Submit to: Benton County Commissioners Office
% Sustainable Development Manager
7122 West Okanogan Place
Kennewick, Washington 99336
commissioners@co.benton.wa.us

Attachment A – Vicinity Photos, Site Map & Project Location





Attachment B –Conceptual Project Renderings

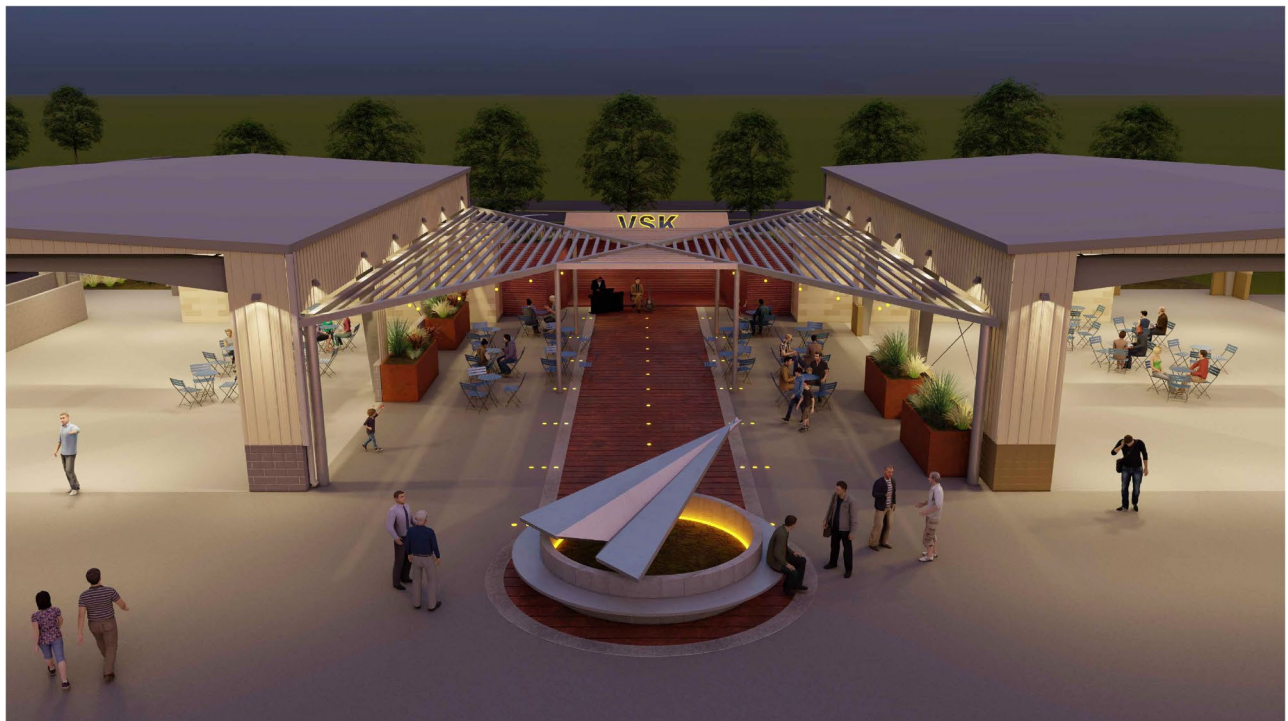


Exhibit A - Rural County Capital Funding Application



Exhibit A - Rural County Capital Funding Application



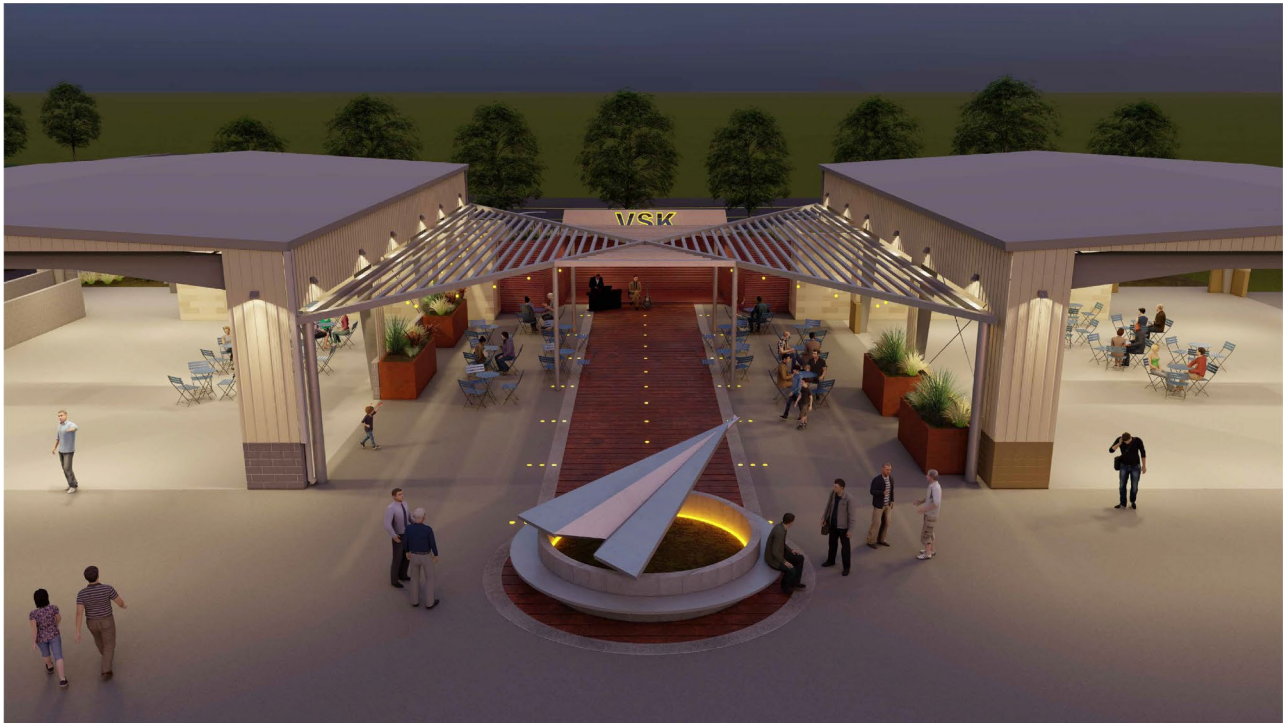
Exhibit A - Rural County Capital Funding Application



Exhibit A - Rural County Capital Funding Application







Attachment C –Project-Related News and Editorials

Tri-Cities Area Journal of Business, Tri-City Herald, The Spokesman-Review



The Miramar Clinic in Kennewick will respect the Italian stylings of the Vista Field redevelopment plan. The Yakima Valley Farm Workers Clinic broke ground on the \$20 million project in January. It's expected to open in 2021. Courtesy The Neenan Co.

\$20 million clinic shows what's possible at Vista Field

Tri-City Herald

They spent \$4 million to upgrade in Kennewick. Now Chuck E. Cheese's has a new home

BY WENDY CULVERWELL

UPDATED SEPTEMBER 18, 2018 5:57 PM



THE SPOKESMAN-REVIEW

Spokane, Washington Est. May 19, 1883

The Tri-Cities are among the fastest growing parts of Washington, according to 2020 Census data. Here's how they're dealing with explosive growth

Aug. 21, 2022 | Updated Sun., Aug. 21, 2022 at 4:24 p.m.

Developers in the area are trying to be creative about how they move forward. One example in Kennewick is Vista Field.

The development will be built on an old airport strip but will become a walkable, urban space – the first of its kind in the region, said Larry Peterson, director of planning and development at the Port of Kennewick.

The hope is that it will become a new regional town center that focuses less on cars and single-family zoning and more on mixed use, Peterson said.

The site has green spaces, waterways and walking paths throughout.

"The intent is building an interesting place," Peterson said. "It's more about how much stuff we can get on a piece of property versus sprawling."

The Port of Kennewick began receiving proposals for the first 20 acres of land in early July.

The site won't accommodate all of the people moving into the area, Peterson said.

It won't necessarily change the game, but the goal is to add some housing stock while at the same time build a community that's never been seen before in the area.

More development on one piece of land is a trend that is coming, Peterson said. It makes economic sense, and Vista Field can be a local example that people can point to for that type of development.

"We aren't going to solve the housing crisis," Peterson said. "What we are hoping is some ideas can be decanted from this."

Summer's Hub

Building Tri-Cities advertising | August 2022



Chris Corbin together with Kathleen and Jon Corbin have completed Summer's Hub, a dining destination that can accommodate up to 28 food trucks in the heart of Kennewick.

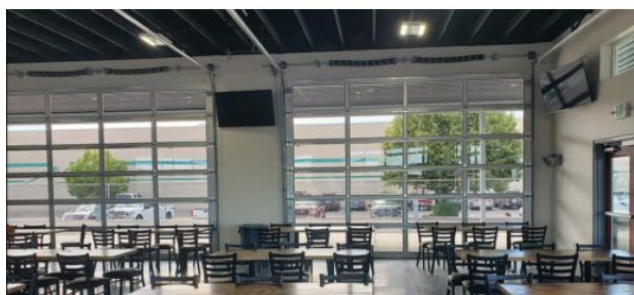
The 7,000-square-foot, one-story building at 6481 W. Skagit Ave., near Chuck E. Cheese, offers indoor and outdoor seating as well as an outdoor stage for live performances.

The 150-spot parking lot can be converted into a market during the summer months. Brady's Brats and Burgers is a tenant.

The \$5 million project, including land, is designed as a family-friendly destination.

The rent is \$1,200 per month for a one-year lease.

The project wrapped up on Aug. 1.



New food park to bring innovative dining to Tri-Cities. There will be Korean BBQ and more

BY CORY MCCOY

UPDATED MAY 24, 2022 11:24 AM

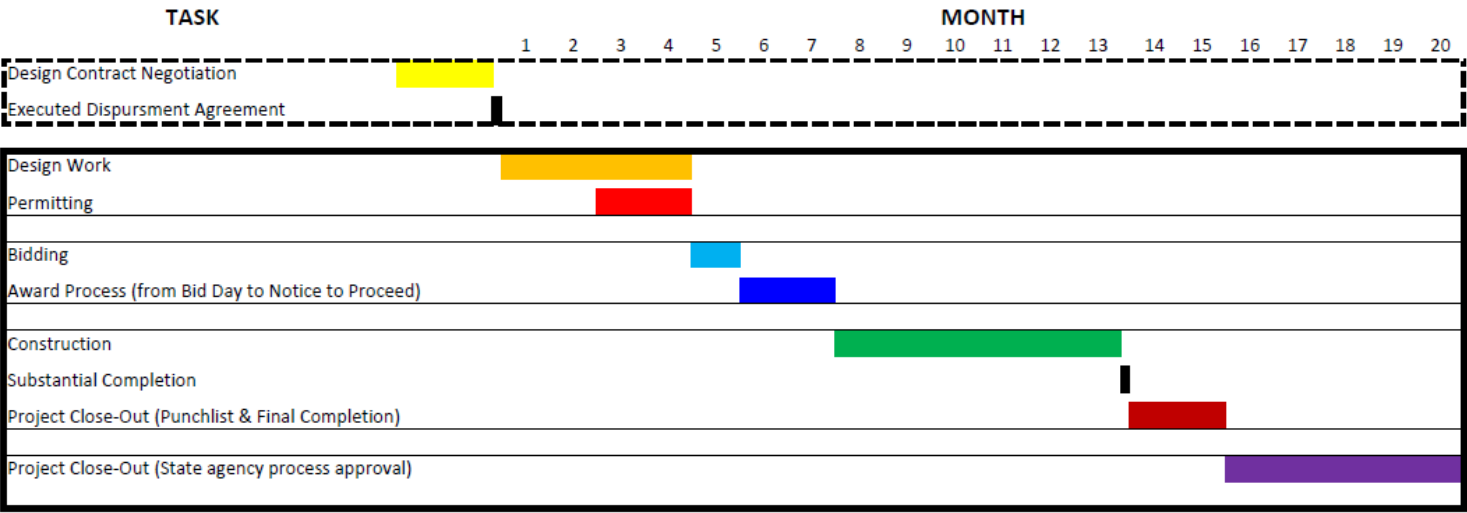


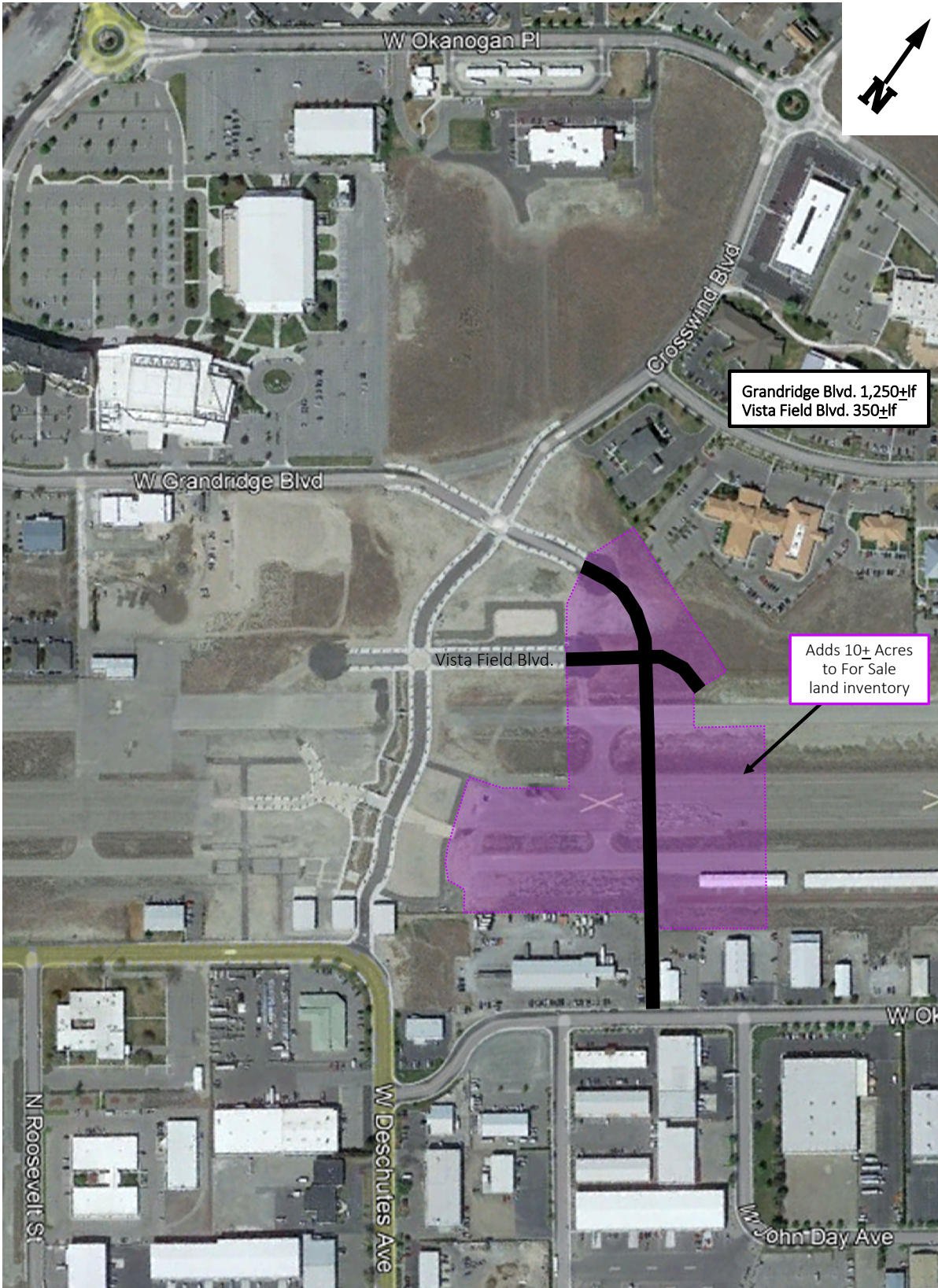
Tri-City Herald

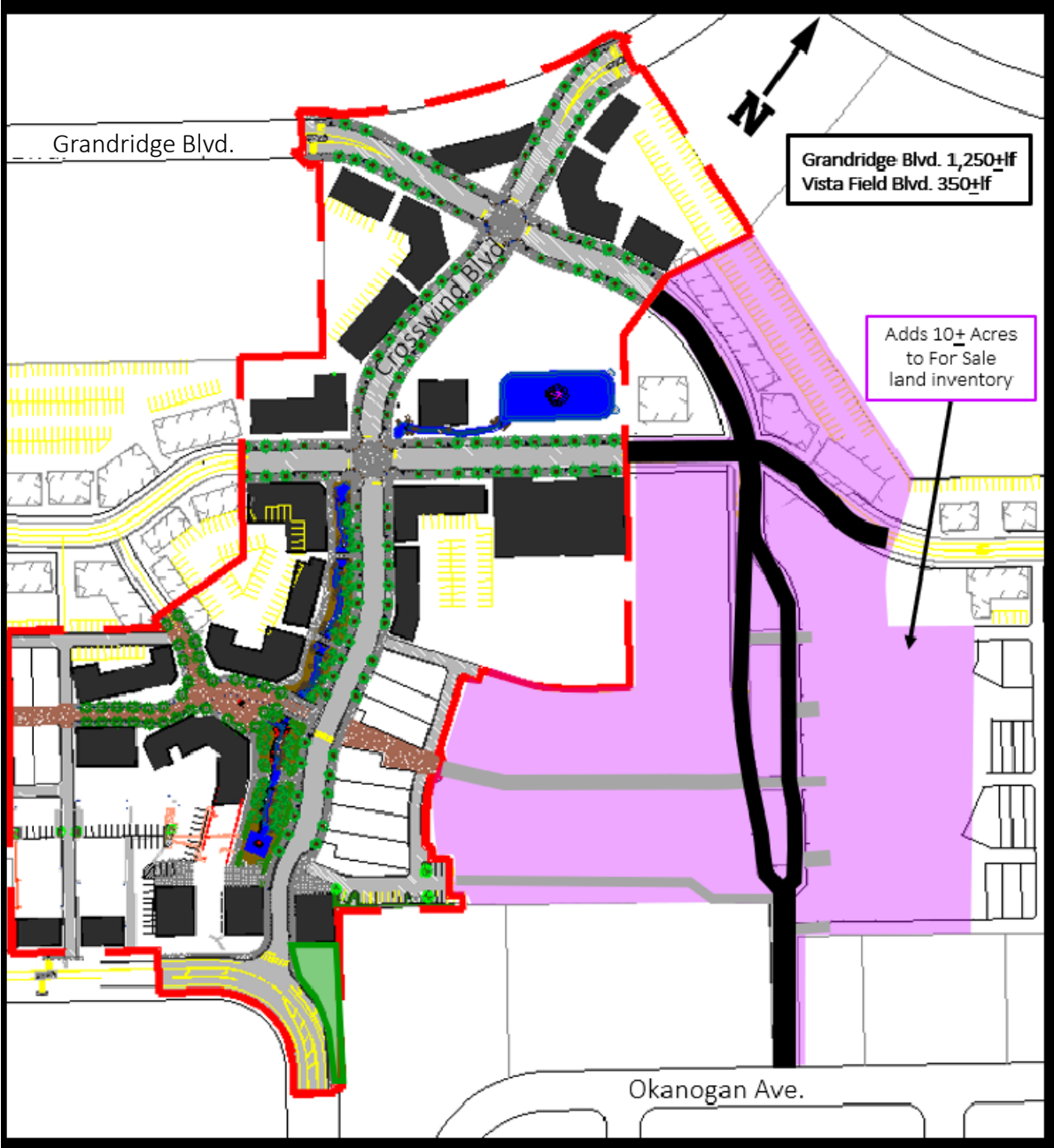


1Derful Food Park owner Joo Seok Baek wants to bring a new way to dine to the Tri-Cities. His food park is designed with outdoor dining in mind.

Attachment D – Anticipated Flow of Design, Bid, Construction, Close-Out by Month







PORT OF KENNEWICK

RESOLUTION No. 2023-11

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK
APPROVING BENTON CITY FUNDING ASSISTANCE***

WHEREAS, the Port has allocated \$125,000 via its Opportunity Fund, as part of the commission's approved budget for projects of community importance that arise after the adoption of the approved two-year budget; and

WHEREAS, Benton City has proposed several projects of importance that also benefit the port and its regional economic development objectives; and

WHEREAS, those projects are as set forth on "Attachment B" hereto, which projects total approximately \$40,000 which could be funded from the Opportunity Fund; and

WHEREAS, staff recommends Commission approval of funding not to exceed \$40,000 from the Opportunity Fund. A spreadsheet related to the Opportunity Fund is attached as "Attachment A".

NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby approves allocation of funds not to exceed \$40,000 for Benton City projects as set forth in "Attachment B".

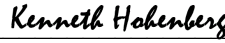
BE IT FURTHER RESOLVED the Commissioners hereby ratify and approve all action by port officers and employees in furtherance hereof.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 23rd day of May, 2023.

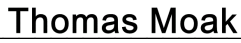
***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By: 
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SKIP NOVAKOVICH, President

By: 
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KENNETH HOHENBERG, Vice President

By: 
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THOMAS MOAK, Secretary

Opportunity Fund

	2023-2024 Budget:	\$ 125,000.00		
Project	Vendor	Encumbrance	Spent To Date	Balance
Benton City Funding Assistance		\$ 40,000.00	\$ -	\$ 40,000.00
Cable Bridge Lighting Project		\$ 25,000.00	\$ -	\$ 25,000.00
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
	TOTAL	\$ 65,000.00	\$ -	\$ 65,000.00
	Remaining Budget	\$ 60,000.00		

Areas of Potential Assistance from Port of Kennewick

- Update Parks and Recreation Plan to Include Subarea 8-10K**
- Update zoning map to include Subarea 3 - 5K**
- Train Staff to implement new design standards for City and Subarea. (Two different sets of design standards) 6-10K**
- Development of recruitment materials illustrating Subarea vision and concepts 10-15K**