



PORT OF KENNEWICK REGULAR COMMISSION MEETING

JULY 25, 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 (excused absence)
Tana Bader Inglima, Deputy Chief Executive Officer (via telephone)
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
Lisa Schumacher, Special Project Coordinator
Bridgette Scott, Executive Assistant (via telephone)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Commissioner Novakovich led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. *Approval of Direct Deposit and E-Payments Dated July 15, 2023***
Direct Deposit and E-Payments totaling \$106,732.97
- B. *Approval of Warrant Register Dated July 25, 2023***
Expense Fund Voucher Number 105006 through 105043 for a grand total of \$111,485.78
- C. *Approval of Regular Commission Meeting Minutes July 11, 2023***
- D. *Approval of Use of Opportunity Funding for the East End of Clover Island; Resolution 2023-21***
- E. *Acceptance of the Container Bathroom Project; Resolution 2023-22***

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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ACTION ITEMS

A. Vista Field: Commission Guidance related to Master Plan & Development Agreement Compliance; Resolution 2023-23

Mr. Kooiker stated this item is essentially to give clarity to the Port team. This is related to the Special Meeting on June 22, 2023 regarding the Veteran's Administration (VA) proposal; and lack of direction during non-scheduled items at the July 11, 2023 Commission Meeting. At the June 22, 2023 Meeting, Mr. Kooiker does not think the Resolution passed by the Commission was confusing, but the discussion was contradictory in the sense that the Port team did not have a clear path forward. Mr. Kooiker stated the draft Resolution today allows the Commission to direct the Port team to strictly adhere to the Master Plan in relation to the VA proposal, or are proposals expected to be in compliance of the Master Plan. The question is, does the Commission want staff to hold a hard line or do we plan to be more flexible in relation to the VA Clinic? As the Commission can imagine, there are pros and cons for each one. Obviously, if the Port plans to modify the Master Plan and Development Agreement, it would be significant to the Port and also for the City of Kennewick, and it would affect our entire Vista Field project. Mr. Kooiker asked Ms. Lake for further details.

Ms. Lake thanked Mr. Kooiker and the Commission and stated Mr. Kooiker did a great job of highlighting the question that is being presented to the Commission. Ms. Lake added some background and believes the Commission read the materials (*Exhibit A*), but for any members of the public, this does relate to the Port being the owner of the Vista Field property and that property is subject to a Master Plan which governs the future development and that Master Plan was entered into after much public comment and input. It is imbedded not only as the Port's Master Plan, but it is also part of the City code as a contract zoning, as part of it is an Exhibit to the Development Agreement that was approved by both the Port Commission and the Kennewick City Council. What the memo describes and what you have heard from Mr. Peterson, Port Planner, in the past, is the uniqueness of the Vista Field Master Plan. Taking a new approach to zoning and typical development by using a New Urbanism model and the components of that planning mechanism is very interdependent, creating neighborhood scale planning approach, mixed use, public spaces, etc. and it also has impacts on the infrastructure to support that. Turning to more recent times, the VA did issue an Expression of Interest, about the potential site for the new VA Facility. The Commission previously authorized the CEO to agree to allow the property to be considered as part of those Expressions of Interest and there were three of those proposals signed by the CEO and submitted. We will hear later from the VA whether the area fits within the VA's idea of an eligible site, but as we deal with that potential, staff and Mr. Arntzen were looking for a bit more pointed direction from the Commission. Is it the Commission's guidance to fully adhere to the Vista Field Master Plan Design and Concept as part of responding to the VA's proposal, if that moves forward, or is it merely an expectation? At the Special Commission Meeting, through Resolution 2023-16, the Commission affirmed that the Port was authorized to participate in the exploratory step, but that in no way bound the Port to commit it to a change of use or design. Also in Resolution 2023-16, Port staff was directed to continue marketing efforts for the Vista Field property, for uses consistent with the Master Plan and those would have priority for develop. Resolution 2023-23 currently before the Commission is to give additional guidance to the Port staff on whether the Commission's intent is that the

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Vista Field area would be adhere to the Master Plan or have a little more wiggle room to say is “expected” to comply with the Master Plan design. Ms. Lake and Mr. Kooiker are happy to answer any questions.

Commissioner Hohenberg stated at the Special Meeting, our CEO talked about substantial compliance, keeping in mind, that with any project that gets developed out there, there may be things that will keep it in tune with the Master Plan, but there are things that the CEO or Port staff are able to take into consideration, to make minor tweaks to make the project work. This doesn’t eliminate that opportunity for our Port staff, does it?

Ms. Lake stated that is correct, under either language choice, it would not preclude any slight modifications to the design as anticipated within the Master Plan itself.

Commissioner Novakovich inquired if the “shall adhere” basically means the Port is going along the same lines as we are now, and piggybacking on what Commissioner Hohenberg said, that gives us the opportunity to make slight changes as we have in the past, but it doesn’t open up the whole Vista Field to negotiations that is outside the Master Plan, that was put together by members of the community and exposes us to the potential of renegotiate the Development Agreement with the City.

Ms. Lake thinks Commissioner Novakovich stated that very well and that is correct.

Commissioner Novakovich is concerned about the “expected to” part of this, if that were the motion. He believes it would subject the Port to renegotiate the Development Agreement with the City and we have seen how well the Memorandum of Understanding that was prepared by City Manager Marie Mosley and Mr. Arntzen, how well that went over. Commissioner Novakovich is very concerned by that, and he would really hate to put the Port in that position, after we spent so much time and so much money, and involvement of so many community members to develop that Master Plan, that we would subject it to change by the City of Kennewick. Those are his comments on it and if there are no other Commission comments, he would call for Motion on Resolution 2023-23.

Commissioner Hohenberg followed up on Commissioner Novakovich’s comments with Ms. Lake, to make sure this motion, this language, doesn’t do what he just described.

Ms. Lake stated before the Commission is alternative language in the Motion and Resolution, and that is to choose between the development: number one is “expected to,” or the development “shall adhere” to the Vista Field Master Plan Design and Concept. The “shall adhere” fits more into the description that the Chair gave. If you choose the language the development is “expected to,” meet the Master Plan Design and Concept, that is the language that staff is fearful would open it up to renegotiations, or at least attempt a potential proposer to change the language of the design and Master Plan. Ms. Lake confirmed if she captured that correctly, Commissioner Novakovich?

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Commissioner Novakovich believes so and thanked Ms. Lake and inquired if that answered Commissioner Hohenberg's question.

Commissioner Hohenberg stated yes and was prepared to make a Motion.

MOTION: *Commissioner Hohenberg moved to approve Resolution 2023-23, which affirms that if the Vista Field area is selected as the site for the development described in the VA EOI, the development shall adhere to the Vista Field Master Plan design and concepts; Commissioner Novakovich seconded.*

PUBLIC COMMENT

No comments were made.

Discussion:

Commissioner Moak thought he was very clear at the Special Meeting that he was in support of the VA making a proposal for using Vista Field as a potential site for the Clinic. Commissioner Moak still believes that, even before we had the discussion, it was a long shot, when you look at what we have expected with Vista Field and you look at what the VA said they want, they certainly were not congruent. Commissioner Moak recognizes that and recognizes it was a long shot that they would choose the Port. But Commissioner Moak's feeling was that if they looked at, and the they had agreed we would be sending to the VA a variety of documents of what Vista Field was about, so that they totally understood what the Port, what the vision of Vista Field was, but he felt that if the VA said despite that, they looked at it and said we want to be at Vista Field, then Commissioner Moak thinks we deserve to take a look at that. Now if they take a hard line and say, no we have to do it just the way it is laid out in the proposal, and this is the federal government, and we are going to tell you how we do it, and how many parking spots and how many floors, we are not anywhere in that ballpark. But if the VA looked at it and said no, there is a way, we have a collaborative design process, that if both sides were willing to enter into a collaborative design and try to do things together, we have DPZ and Matt Lambert. Commissioner Moak has high respect for them and thinks if both sides were interested in coming together for something, he would be willing to entertain that. Of course, here, if the Port wants to take a very hardline and know it's our way or the highway with the project, Commissioner Moak does not expect the VA would be interested in being at Vista Field and he thinks that might make some people happy that they weren't there. Commissioner Moak sees an opportunity for jobs, he sees an opportunity for creating vibrancy at Vista Field, people wanting to live there and be a real kick starter for Vista Field development, which has been needing a kick start. Commissioner Moak does not support the hard language that is there, and thinks it is certainly premature, until such time as the VA decides whether they are interested in Vista Field at all. Commissioner Moak does not see any reason to jump in right here, because we are basically saying we don't want VA at Vista Field. Since that wasn't Commissioner Moak's perspective, he will vote no on this.

Commissioner Novakovich stated as he and Ms. Lake explained the "shall adhere" language

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allows the Port to do exactly what we have been doing, which would accommodate slight changes that doesn't have an overall effect on the Master Plan or subject us to renegotiate the Development Agreement. Commissioner Novakovich does not think we close the door, he thinks what we are saying is we are going to adhere to, exactly the way we have been doing things and exactly the way we have been treating other people that are interested in Vista Field. And if we have to make some slight changes, then we talk about those and see if they fit and if so, we move forward. Commissioner Novakovich does not think we slammed the door shut on anybody.

Commissioner Hohenberg does not want to sound like he is riding the fence between both Commissioners, and both have said a lot of things that he agrees with. To follow up on this, as a developer, and it sounds like we have three different people that are representing the VA, he thinks it is good for them to know going in what the rules of the game are, and he thinks it will help vet out whether the VA is serious about Vista Field or not. At the end of the day, if anything, rather than shutting the door, it will open the door if they are serious about building a facility at Vista Field. It is nice to know what the rules are up front, and Commissioner Hohenberg agrees with Commissioner Novakovich, we are not closing the door, at the end of the day, we have a great staff that can figure it out, if appropriate, and that is what we need to do to move this thing forward. Commissioner Hohenberg is still fully supportive and hopeful that Vista Field is where they will want to locate, and as Commissioner Moak said, it will create jobs, and vibrancy and would be good not only for the Port of Kennewick but for the surrounding areas. Commissioner Hohenberg will be voting yes.

With no further discussion, motion carried. All in favor 2 Ayes (Commissioners Hohenberg & Novakovich :1 Nay (Commissioner Moak).

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field Hangar Update

Mr. Peterson briefed the Commission on the Vista Field Hangar Pavilion Update and stated we are currently at the 60% design phase working with the team of CKJT and Parametrix. Mr. Peterson outlined the timing of the project and anticipates going out for bid in January 2024 and with the possibility of construction beginning March 2024.

Commission and staff discussion ensued regarding the project and timeline.

B. Kennewick Waterfront- Duffy's Pond Update

Ms. Hanchette outlined the history of Duffy's Pond and our partnership with the USACE and the City of Kennewick. Ms. Hanchette reported that Lakeland Restoration applied an aquatic herbicide treatment to Duffy's Pond to help mitigate the summer algae. Ms. Hanchette stated in time, we will know if the application worked and believes it will require multiple treatments over time.

Commission and staff discussed the application and process.

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C. *Water Rights Update*

Mr. Peterson provided an update to the Commission regarding the Port water rights (*Exhibit B*) and stated no decision is required at this time. Mr. Peterson summarized the previous agreement with Benton County to transfer water rights to the Benton County Fairgrounds. Mr. Peterson has been working with Aspect Consulting to disseminate the water rights at Oak Street and outlined the possible next steps.

Commission and staff reviewed the agreement with Benton County and discussed the water rights at Oak Street, the former Raceway, and Vista Field.

D. *Hybrid Commission Meeting Update*

Ms. Scott reported there are issues with the supply chain and the cameras are on back order. Ms. Scott offered two options for the Commission to consider: wait to hold in-person Commission Meetings until the cameras are professionally installed or utilize web cameras until the cameras arrive and are installed. Ms. Scott tested the web cameras and stated there was a slight delay between the audio and video.

The Commission consensus is to wait until the cameras are professionally installed before holding in-person Commission Meetings.

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

Commissioners reported on their respective committee meetings.

F. *Non-Scheduled Items*

Ms. Scott stated Mr. Kooiker was inadvertently left off the Draft July 11, 2023 Commission Meeting Minutes roll call. The final Commission Meeting Minutes for approval have been corrected.

Mr. Kooiker reported that the Port has processed the paperwork for the stage at Clover Island and we are currently que, with an anticipated arrival date of February 2024.

Commissioner Novakovich recently attended Mark Showalter's retirement party and ran into Steve and Julie Wiley. The Wiley's stated the Arts Center Taskforce is currently looking at an area near the Reach Museum for the Arts Center and inquired if the Commission is interested in a presentation on their progress.

Commissioners Hohenberg and Moak are fine with a progress report from the Arts Center Taskforce.

Ms. Scott will contact Mr. Wiley for a presentation date.

PUBLIC COMMENTS

No comments were made.

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COMMISSION COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:31 p.m.

APPROVED:

PORT of KENNEWICK BOARD of COMMISSIONERS

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Skip Novakovich

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Skip Novakovich, President

DocuSigned by:

Kenneth Hohenberg

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Kenneth Hohenberg, Vice President

DocuSigned by:

Thomas Moak

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Thomas Moak, Secretary

PORT OF KENNEWICK

RESOLUTION No. 2023-21

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING OPPORTUNITY FUNDING FOR A&E WORK RELATED TO ADDRESSING EROSION AND INVASIVE PLANTINGS AT THE EAST END OF CLOVER ISLAND

WHEREAS, erosion is occurring on Clover Island's south east shoreline, and invasive weeds are both unsightly and areas for potential future erosion; and

WHEREAS, the Board of Commissioners is investing in a new stage designed to attract large volumes of visitors to concerts and other events at the east end of Clover Island; and

WHEREAS, it is imperative to retain parking for activities at the Clover Island Inn, and ensure the stability of the southern shoreline; and

WHEREAS, the Board of Commissioners desires to create a stable, attractive, welcoming shoreline environment along the east end of Clover Island; and

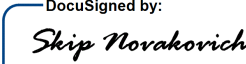
WHEREAS, the Board of Commissioners created an Opportunity Fund for projects of community importance which arise after the adoption of the approved two-year budget.

NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby authorize staff to utilize \$45,000 from the Opportunity Fund for A&E cost estimates and construction documents designed to address current and potential future erosion at the east end of Clover Island.


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 take all action necessary in furtherance hereof.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 25th day of July, 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

PORT OF KENNEWICK

Resolution No. 2023-22

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK ACCEPTING THE COLUMBIA GARDENS WINE &
ARTISAN VILLAGE PUBLIC RESTROOM PROJECT***

WHEREAS, Double J Excavating, provided notification that the construction and installation of the public restroom project in Columbia Gardens is substantially complete in accordance with the plans and specifications; and

WHEREAS, CKJT Architects and the Port of Kennewick staff have inspected the work and certified that it has been constructed in accordance with the plans and specifications.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick hereby accepts the work of Double J Excavating as being substantially completed in accordance with the contract documents.

BE IT FURTHER RESOLVED that upon completion of all required documentation for the project, the Chief Executive Officer is authorized to proceed with the necessary requirements to finalize the project account.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 25th day of July 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*

PORT OF KENNEWICK
Resolution No. 2023-23

***A RESOLUTION OF THE BOARD OF
COMMISSIONERS
OF THE PORT OF KENNEWICK AFFIRMING THE CONTINUED
APPLICATION OF THE VISTA FIELD MASTER PLAN AND DEVELOPER
AGREEMENT
WITHIN THE PLAN AREA***

WHEREAS the Port is the Owner of the Vista Field Property. The Vista Field Property is governed by the Port's Vista Field Master Plan which governs future development, and is incorporated into Port – City of Kennewick Development Agreement and was approved in 2017 by both the Port Commission (Resolution 2017-18) and City Council, after a public outreach process; and

WHEREAS the Vista Field Master Plan planning and development designs are very different from typical development. As envisioned, Vista Field will be redeveloped using a New Urbanism model—a neighborhood-scale planning approach focused on mixed-uses, vibrant public spaces, private amenities, and multi-modal access where land use and transportation elements are carefully and strategically considered together. The site is expected to have many distinctive features with diverse local businesses, cozy neighborhoods and public plazas. These types of town center development are designed to meld cultures and bring vibrancy to communities; and

WHEREAS the Vista Field property is within the Department of Veterans Affairs' ("VA") defined area for a potential site for the U.S. VA's Expression of Interest No. 36C10F23R0071 ("EOI"). The Port Commission by Resolution 2023-16 authorized the Executive Director to allow Vista Field Property to be included within any Proposal submitted in response to the VA's EOI, upon request of the Proposer; and

WHEREAS in Resolution 2023-16, the Commission affirmed that the Port's authorization for this exploratory step in no way binds the Port to commit the Vista Field Property to a change of use or design as envisioned in the Master Plan and Development Agreement, nor to a sale or lease of the Vista Field Property, all of which could require further approvals(s) from the Port Commission and potentially require amendments to the Port's Master Plan, Development Agreement, Comprehensive Scheme and City zoning and Comprehensive Plan; and

WHEREAS, in Resolution 2023-16, the Port Staff was directed to continue the marketing efforts of the Vista Field property for uses consistent with that Master Plan. Port consideration and approval of such consistent uses shall have priority for development; and

WHEREAS The Commission by this Resolution provides additional guidance to the Port CEO and staff.


NOW THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby:

1. Affirm the Commission's intent that if the Vista Field area is selected as the site for the development described in the VA EOI, the development shall adhere to the Vista Field Master Plan design and concepts

ADOPTED by the Board of Commissioners of Port of Kennewick on the 25th day of July 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: Disapprove
THOMAS MOAK, Secretary



AGENDA REPORT

TO: Port Commission

FROM: Tim Arntzen

MEETING DATE: July 25, 2023

AGENDA ITEM: Commissioner Guidance Re: Application of Vista Field Master Plan and Developer Agreement ~ Action Requested.

I. REFERENCE(S): Proposed Adoption of Resolution 2023-23, affirming the continued application of the Vista Field Master Plan and Developer Agreement within the Plan Area.

II. RELATED HISTORY:

- Resolution No. 2017-18, approving the Vista Field Development Agreement
- Resolution 2023-16, authorizing the Port Chief Executive Officer (“CEO”) the authority to allow the Port’s Vista Field area to be included within all proposals for the Department of Veterans Affairs (“VA”) Proposal upon request by a Proposer.

III. FISCAL IMPACT: \$0

IV. DISCUSSION:

The Port is the Owner of the Vista Field Property. The Vista Field Property is governed by the Port’s Vista Field Master Plan which governs future development, and which is incorporated into the Port – City of Kennewick Development Agreement and was approved in 2017 by both the Port Commission (Resolution 2017-18) and City Council, after an extended public outreach process.

The Vista Field Master Plan planning and development designs are very different from typical development. As envisioned, Vista Field will be redeveloped using a New Urbanism model—a neighborhood-scale planning approach focused on mixed-uses, vibrant public spaces, private amenities, and multi-modal access where land use and transportation elements are carefully and strategically considered together. The site is expected to have many distinctive features with diverse local businesses, cozy neighborhoods and public plazas. These types of town center developments are designed to meld cultures and bring vibrancy to communities.

Links to additional Vista Field information are provided:

- Vista Field Master Plan - <https://www.vistafield.com/wp-content/uploads/2022/01/Vista-Field-Master-Plan.pdf>
- Vista Field website: <https://www.vistafield.com/>
- New Urbanism Approach: <https://www.vistafield.com/new-urbanism-approach/>

The Vista Field property is within the VA’s defined area for a potential site for the U.S. VA’s Expression of Interest No. 36C10F23R0071 (“EOI”). The Port Commission by Resolution 2023-16 authorized the Chief Executive Officer to allow Vista Field Property to be included within any Proposal submitted in response to the VA’s EOI, upon request of the Proposer.

EXHIBIT A

In Resolution 2023-16, the Commission affirmed that the Port's authorization for this exploratory step in no way binds the Port to commit the Vista Field Property to a change of use or design as envisioned in the Master Plan and Development Agreement, nor to a sale or lease of the Vista Field Property, all of which could require further approvals(s) from the Port Commission and potentially require amendments to the Port's Master Plan, Development Agreement, Comprehensive Scheme and City zoning and Comprehensive Plan.

In Resolution 2023-16, the Port Staff was directed to continue the marketing efforts of the Vista Field property for uses consistent with that Master Plan. Port consideration and approval of such consistent uses shall have priority for development.

The Commission is asked to provide additional guidance to the Port CEO and staff to affirm the Commission's intent that if the Vista Field area is selected as the site for the development described in the VA EOI, the development is expected to / shall adhere to the Vista Field Master Plan design and concepts.

Attached is a proposed Resolution for Commission consideration. Please select the preferred verbiage underlined below.

IV. ACTION REQUESTED OF COMMISSION:

MOTION: I move approval of Resolution 2023-23 which affirms that if the Vista Field area is selected as the site for the development described in the VA EOI, the development is expected to / shall adhere to the Vista Field Master Plan design and concepts.

WATER RIGHTS TRANSFER

2019

BENTON COUNTY Staff Approach the Port about a Water Rights Transfer from the Port's Tri-City Raceway Water Right to the Benton County Fairgrounds

Port Commission approved Resolution 2019-23 authorizing a Purchase & Sale Agreement for 46.04 Acre Feet (AF) of Water to Benton County.

Benton County Commission approved PSA for transfer of 46.04AF to Benton County Fairgrounds.

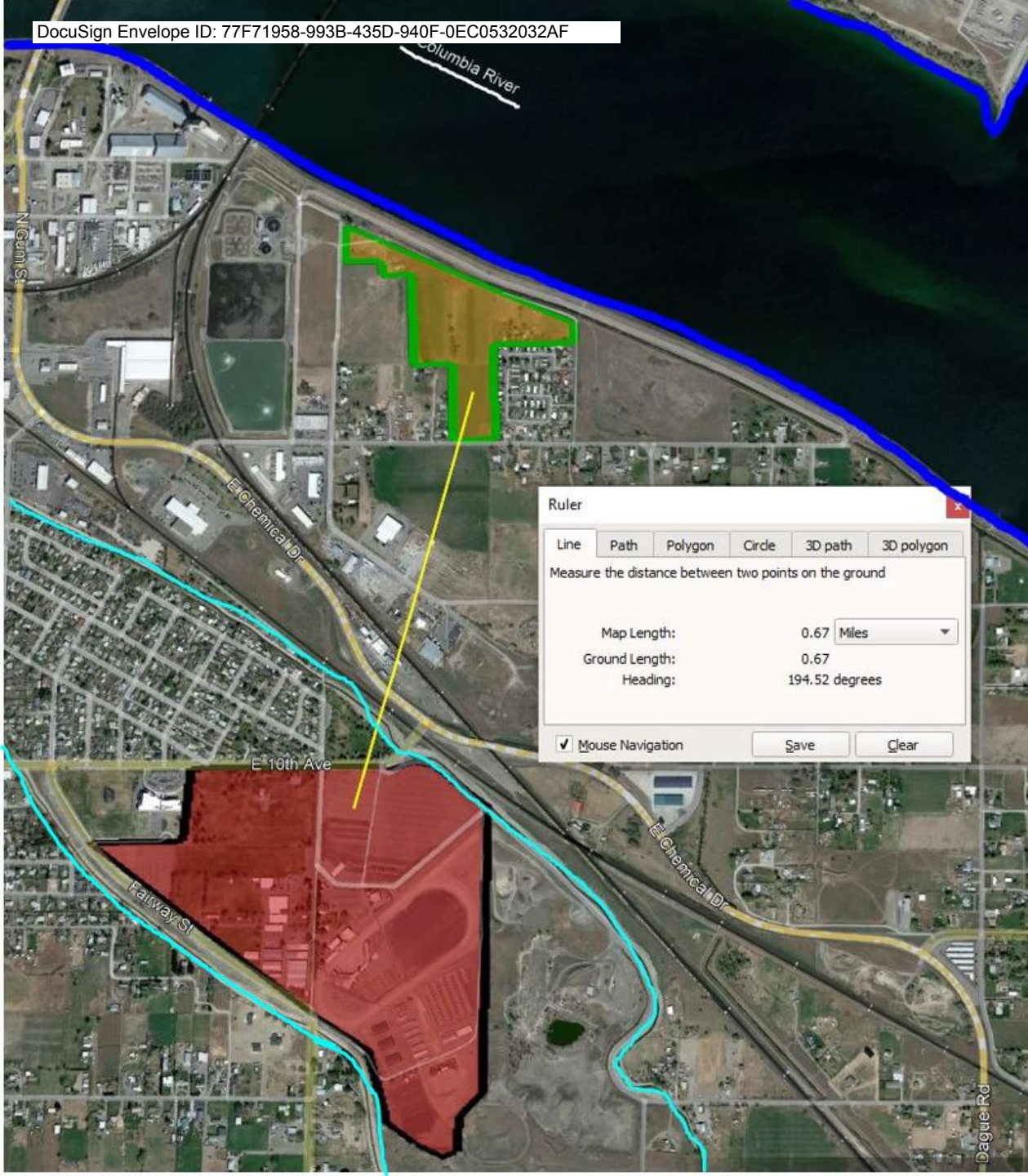
2020

Washington State Dept of Ecology "courtesy review" of the proposed transfer identified Fatal Flaws with the proposal Deal Expired/Pursuit of Transfer Paused

Port Staff engage Water Rights Expert (Aspect Consulting) who investigates potential of transfer other Port Water Rights. Port staff and Benton County staff continue to discuss both need and process.

2023

Aspect Consulting preliminary conclusion of transfer viability allows for cautious reintroduction of the concept.



2023

EXHIBIT B

Aspect Consulting preliminary review yields conclusion that 48AF of the original 120AF water right appears “demonstratable” as being in continuous use, therefore “appears” to also be transferable.

**Commission Meeting
July 25, 2023**

At this time:

NO Deal Exists with Benton County;
Strong County Interest {per B.C. Staff};
NO Transfer Application has been filed

2023

WATER RIGHTS TRANSFER OPTIONS/NEXT STEPS

1) Do NOTHING and within 5 years the Water Right is Lost **NOT RECOMMENDED!**

2) Pursue:

- a) Transfer to Development Partner for Benton County Fairgrounds**
- b) Transferring portion to Vista Field & remainder to “Water Bank”**
- c) Transfer to “Water Bank” and decide usage later**
- d) Sale of Water Right on Open Market**
- e) TBD ??**