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AGENDA

Port of Kennewick

Regular Commission Business Meeting

Port of Kennewick Commission Chambers and via GoToMeeting

350 Clover Island Drive, Suite 200, Kennewick Washington

January 23, 2024

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 January 17, 2024
 - B. Approval of Warrant Register Dated January 23, 2024
 - C. Approval of Regular Commission Meeting Minutes January 9, 2024
- VI. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Kennewick Waterfront
 - 1. Swampy's BBQ Update (**AMBER**)
 - B. State of the Ports Presentation (**TANA**)
 - C. Wine Vit Show (**TANA**)
 - D. Joint Meetings (**SKIP**)
 - E. Commission Meetings (formal and informal meetings with groups or individuals)
 - F. Non-Scheduled Items
(**LISA/BRIDGETTE/TANA/NICK/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



PORT OF KENNEWICK

REGULAR COMMISSION MEETING

DRAFT

JANUARY 9, 2024 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.

ANNOUNCEMENTS AND ROLL CALL

The following were present:

Board Members: Skip Novakovich, President
Kenneth Hohenberg, Vice President
Thomas Moak, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Tana Bader Inglima, Deputy Chief Executive (via telephone)
Nick Kooiker, Deputy Chief Executive Officer/CFO (via telephone)
Amber Hanchette, Director of Real Estate (via telephone)
Larry Peterson, Director of Planning (via telephone)
Michael Boehnke, Director of Operations (via telephone)
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator
David Phongsa, Marketing/Capital Projects Coordinator (via telephone)
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Mr. Arntzen led the Pledge of Allegiance.

OATH OF OFFICE

Ms. Kandy Yates administered the Oath of Office to Commissioner Skip Novakovich.

ELECTION OF OFFICERS

Commissioner Novakovich stated the Port Commission revised Section 6.1 of the Port Commission Rules of Policy and Procedure, to define the terms of office and the process in which the officers are elected. The process states:

- There shall be three Commission officers: a president, a vice president and a secretary;
- The terms of office for each officer shall be two years or until his/her successor is elected;
- Officers shall be elected at the first regularly scheduled Port Commission meeting in January in even years; and
- Newly elected officers shall take office effective the next regularly scheduled meeting following the election.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JANUARY 9, 2024 MINUTES

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Commissioner Hohenberg stated Commissioner Novakovich started his term during the pandemic and handled the virtual meetings wonderfully. Commissioner Hohenberg believes during Commissioner Novakovich's tenure, he did not have the opportunity to conduct meetings in person and believes the slate of officers should remain the same for the 2024-2025 term.

MOTION: Commissioner Hohenberg moved for the approval to continue with the same slate of officers for the Port of Kennewick Board of Commissioners for the 2024-2025 years, effective January 1, 2024; President, Commissioner Novakovich; Vice President, Commissioner Hohenberg; and Secretary Commissioner Moak. Commissioner Novakovich seconded.

PUBLIC COMMENT

No comments were made.

With no further discussion, motion carried. All in favor 2 Ayes (Commissioners Hohenberg and Novakovich):2:0:1 Abstain (Commissioner Moak).

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated December 18, 2023***
Direct Deposit and E-Payments totaling \$85,623.32
- B. Approval of Direct Deposit and E-Payments Dated December 28, 2023***
Direct Deposit and E-Payments totaling \$150,003.22
- C. Approval of Warrant Register Dated December 29, 2023***
Expense Fund Voucher Number 105469 through 105511 for a grand total of \$141,804.64
- D. Approval of Warrant Register Dated January 9, 2029***
Expense Fund Voucher Number 105541 through 105569 for a grand total of \$170,781.55
- E. Approval of Regular Commission Meeting Minutes December 12, 2023***

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

ACTION ITEMS

A. Emergency Bid for Metz Family Plaza Structure Removal

Mr. Kooiker stated there was significant concern regarding the overgrowth of the wisteria, which was removed; however, the structure remained unstable, and the Port needed to act swiftly. Mr. Arntzen declared it an emergency and the Port used the abbreviated bid laws; however, the other processes remained the same. Mr. Boehnke acquired services from Ray Poland & Sons to remove the structure, and the bid was significantly less than expected. Resolution 2024-01 is the last step in the emergency bid process and Mr. Kooiker reported the structure was removed after Christmas.

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Mr. Boehnke presented a photo history of the Metz Family Plaza Structure and removal (*EXHIBIT A*).

Mr. Kooiker stated the Port followed the CEO's Delegation of Authority and the underlying procedure document that allows Mr. Arntzen to authorize modifications based on day-to-day operations per RCW 39.04.280.

Commissioner Moak inquired if there is any intent to construct a new shade structure.

Mr. Arntzen stated now that the structure has been removed, the next item to address is if the Commission would like to replace it. The cost of the initial structure was considerable and if the Commission would like to replace it, it may be a project to consider for the upcoming two-year budget cycle.

Commissioner Moak appreciates Mr. Arntzen's comments regarding replacement and the work of staff to get the structure removed.

Commission and staff discussion commenced regarding the wisteria and possible construction of a new shade structure.

MOTION: Commissioner Hohenberg moved to approve Resolution 2024-01 approving the Port's Chief Executive Officer to execute all documentation necessary for the Emergency Bid process and the removal of the Metz Family Plaza Structure; and further ratify all action by Port officers and employees in furtherance hereof; Commissioner Moak seconded.

PUBLIC COMMENTS

No comments were made.

Discussion:

Commissioner Hohenberg thanked Mr. Boehnke for the timeline and how quickly the structure was removed and stated hazards are hazards for a reason. Often times, government entities are delayed in moving forward because of the bureaucratic nature and he was impressed with the timeline. Commissioner Hohenberg ran on the island in 2010 when the structure went up, and stated it provided a shady area.

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

B. 1328 East 3rd Ave. Fire Insurance Coverage

Mr. Kooiker gave a brief history of the fire at 1328 East 3rd Avenue and stated the Port hired David Robison of Strategic Construction Management to facilitate the discussion with the insurance company. Mr. Robison acted as a liaison between the Port, and the Kennewick Fire Department, the insurance company, and the City of Kennewick. Mr. Kooiker outlined the two options for the Commission to consider: fix unit 8 and rebuild unit 9 or take the \$477,674.99

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and close the claim. The Port did not construct the building and therefore does not know what is behind the walls and may find something unexpected. Staff recommends rebuilding exactly the way it was before, to lessen the risk and keep the burden on the insurance company.

Mr. Robison stated it was rather difficult to assess which option to choose from, due to all of the unknowns. Rebuilding puts the burden on the insurance company and all the costs will be reimbursed. The insurance estimates it will only cost \$521,000; however, if the costs exceed that amount, the Port will be reimbursed in full.

Commission and staff discussion ensued regarding the options to demo or rebuild.

Mr. Kooiker stated the insurance will reimburse the full replacement cost of the building. Additionally, the cause of the fire was never determined.

MOTION: Commissioner Moak moved to approve Resolution 2024-02, ratifying the staff recommendation to rebuild Oak Street Development Building C* to its original condition; and further authorize the Port Chief Executive Officer and employees to take all action necessary in furtherance hereof; Commissioner Hohenberg seconded.

PUBLIC COMMENTS

No comments were made.

Discussion:

Commission Moak appreciates the work of staff and Mr. Robison and stated it sounds like it has been a very complicated process to get to this point.

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

C. 2024-2025 Commission Organization Representation

Ms. Scott presented the draft 2024-2025 Commission Organization Representation and inquired if the Commission had any additions or revisions (*EXHIBIT B*).

The Commission discussed the Commission Organization Representation list and disclosed non-Port committees.

Consensus of the Commission is to approve the Committee Organization Representation list as edited during the Meeting.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Update on Various Port Activities

Mr. Arntzen gave a brief report on the memo regarding Port activities (*EXHIBIT C*).

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Commissioner Hohenberg appreciates the fact that he has very informed discussions with the CEO and inquired about the Cedars dock. Commissioner Hohenberg understands that it is probably a cost issue and stated the dock is currently functional. Commissioner Hohenberg knows staff is very diligent in looking for funding opportunities and wondered if there might be some kind of funding to offset the cost in the future to expand the dock.

Mr. Arntzen will meet with Ms. Bader Inglima on Thursday to discuss grants for the dock.

Commissioner Moak inquired what the advantage is of a 200-foot dock versus a 150-foot dock.

Mr. Arntzen believes the 150-foot dock is adequate; however, he understands the Lundgren's may have a different point of view. The dock is safe and secure, and the Port did offer a proposal to the tenants to combine the docks and neither tenant liked that scenario. There could be many issues with adding back the 50-feet the dock, such as having to replace the entire dock based on the new laws.

Commissioner Moak asked if there was ever going to be a cruise ship dock on Clover Island, as outlined in the Master Plan.

Mr. Peterson stated 150-foot is one of the longest docks in the Tri-Cities. There is a lot of merit to keeping the current dock, based upon the new requirements. Mr. Peterson stated the cruise ship was mentioned in the 2005 Master Plan; however, based upon the expense to emulate the Howard Amon dock, it was left out of the 2020 Master Plan.

Commissioner Moak inquired about the repatriation of bones found.

Mr. Arntzen does not have much information on this sensitive topic and stated the Port was approached by the Confederated Tribes of the Umatilla Indians (CTUIR), who found unknown bones. Because we are a partner of the CTUIR, we may have opportunities to assist them. Mr. Arntzen stated the staff is set to meet them for further information.

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

Commissioners reported on their respective committee meetings.

Mr. Arntzen toured Swampy's brick and mortar building with Ron Swanby, who is very pleased with the progress of the building. The discussion ranged from additional storage units, screening, additional parking and the KIE Mural.

C. Non-Scheduled Items

Ms. Bader Inglima reported that the Port received a Christmas card from Ned and Nancy (Neuman) Wogman. Ms. Wogman is the daughter of John Neuman, the Port's first Executive Director, who managed the Port from 1955-1973. Ms. Bader Inglima read the card:

"Sincere gratitude and good wishes to you all as you carry forward the mission of the Port of Kennewick. We are very impressed by the Port's accomplishments since

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JANUARY 9, 2024 MINUTES

DRAFT

we last visited in 2019 (from Nevada), especially Vista Field, Columbia Gardens and Clover Island. Thank you for taking the time to meet with us, it was very informative! Good wishes for 2024."

Mr. Kooiker confirmed that Commissioner Novakovich attended the entrance audit conference, which is still ongoing and should be completed middle of February. Mr. Kooiker will report back as soon as the audit has been completed.

Mr. Arntzen stated 2024 looks to be a very busy year at the Port and the staff is in discussions with several small to large businesses for Vista Field. In economic development, you will talk to a number of people and businesses and only a small percentage of those businesses submit a Purchase and Sale Agreement. Mr. Arntzen stated Vista Field will be a topic of further consideration in 2024, as will the Wine Village and Clover Island. The Port has a lot of projects moving forward in 2024 and Mr. Arntzen thinks it will be a very productive year.

Commissioner Hohenberg seconds the motion to a good year.

Commissioner Novakovich mentioned at the last meeting that the Port of Pasco, Port of Sunnyside, and the CTUIR were interested in having a joint meeting. It is a lot of work for a joint meeting; however, it is one of the CEO's goals/objectives.

Mr. Arntzen stated that is correct and inquired who the Commission would like to have a joint meeting with. Mr. Arntzen stated if the Commission would like to meet with the CTUIR, he suggested a remote meeting.

Commission Novakovich asked for a joint meeting discussion on the next Agenda. Commissioner Novakovich believes that having a joint meeting with the CTUIR would be good because there have been a lot of changes on the Board of Trustees due to the recent election.

Mr. Arntzen asked Ms. Scott to place a joint meeting on the next Agenda for discussion.

Commissioner Novakovich suggested offering the Port of Sunnyside a tour of port properties and lunch.

Mr. Arntzen stated if the Port of Sunnyside Commissioners would like to tour properties, it would be up to them to advertise the proper notification. Mr. Peterson and Ms. Hanchette would be able offer a tour of the Port properties to the Port of Sunnyside Commission and staff.

Commission Novakovich stated Brynn Linville, program support coordinator for Municipal Research and Services Center (MRSC), offered to put on a presentation about what they can offer the Port of Kennewick if anyone is interested.

Mr. Arntzen stated occasionally legal counsel provides updates, and if the Commission would like to follow up with this, he will work with Ms. Lake and report back at a future meeting.

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Commission Novakovich stated Fred Hill of the CTUIR contacted him to let him know that they are having a powwow in Pendleton on February 23rd, and 25th. Mr. Hill was looking for contacts to raise funds in the Tri-Cities. Commissioner Novakovich discussed the conversation with Mr. Arntzen and inquired if he had spoken to Ms. Bader Inglima.

Mr. Arntzen has not had the opportunity to discuss it with Ms. Bader Inglima yet; however, they will discuss it during their weekly meeting to see if there are any advertising opportunities.

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 3:24 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

**Clerks Note- Commissioner Hohenberg moved to approve Resolution 2024-02, ratifying the staff recommendation to rebuild Oak Street Development Building C* to its original condition; and further authorize the Port Chief Executive Officer and employees to take all action necessary in furtherance hereof; Commissioner Moak seconded.*

The motion should read "Oak Street Development Building D."

PORT OF KENNEWICK

Resolution No. 2024-01

***A RESOLUTION OF THE PORT OF KENNEWICK
BOARD OF COMMISSIONERS DESIGNATING THE EMERGENCY
DEMOLITION AND DISPOSAL OF THE METZ FAMILY PLAZA STRUCTURE
FOR PUBLIC SAFETY AS EXEMPT FROM PUBLIC WORKS COMPETITIVE
BIDDING REQUIREMENTS***

WHEREAS, in accordance with RCW 39.04.280, the Port of Kennewick (Port) is authorized to designate certain public works contracts as emergencies and, therefore, exempt from competitive bidding requirements; and

WHEREAS, the Port of Kennewick's Metz Family Plaza structure, located on Clover Island was deemed unstable and is a concern for public safety, as outlined in Exhibit A; and

WHEREAS, under his delegation of authority, the Chief Executive Officer authorized emergency demolition and removal of debris by Ray Poland and Sons, Inc. and each Commissioner was notified individually.

NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners designates the demolition and removal the Metz Family Plaza structure located on Clover Island, Kennewick, as an emergency public works project within the guidelines of RCW 39.04.280, and therefore exempt from competitive bidding requirements.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 9th day of January, 2024.

***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



DATE: January 9, 2024
TO: Tim Arntzen, Chief Executive Officer
FROM: Michael Boehnke, Director Operations
RE: Metz Family Plaza Structure

May 1, 2022

Port maintenance staff reports that Metz Family Plaza structure beams are leaning inward.

May 11, 2022

Operations Director hires Poland and Sons to fabricate, weld and replace each side of the leaning inward posts of structure.

October 1, 2023

Consulted with Hall Engineering about a plan forward for the structure.

October 16, 2023

Operations Director hired Top Tree, Inc. to remove Wisteria from Metz Family Plaza structure.

November 14, 2023

Operations Director reported the overgrowth of the Wisteria to the Commission and reported the maintenance team and temporary laborers to continue working on the removal of the Wisteria.

December 19, 2023

CEO declared the Metz Family Plaza structure to be a safety hazard and determined it needs to be removed.

Operations Director hired Absolute Power to remove the electrical and Poland and Sons to remove the structure.

December 21, 2023

Absolute Power removed electrical.

December 27, 2023

Poland and Sons removed the structure.

PORT OF KENNEWICK

RESOLUTION 2024-02

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK
RATIFYING STAFF RECOMMENDATION TO REBUILD OAK STREET DEVELOPMENT
BUILDNG D, 1328 EAST 3RD AVENUE BACK TO ITS ORIGINAL CONDITION**

WHEREAS, Oak Street Development Building D suffered fire damage on April 11th, 2023, sustaining significant damages to unit 8 and unit 9 located at 1328 East 3rd Avenue; and

WHERAS, Port staff has been working with various consultants, the City of Kennewick, and the Port's insurance carrier to determine the best path forward; and

WHERAS, through this research, Port staff has determined it is in the best interest of the Port to rebuild the structure as it was before, utilizing reimbursements from the insurance carrier.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick hereby ratify Port staff's recommendation to rebuild Oak Street Development Building D located at 1328 East 3rd Avenue to its original condition, using the Port's insurance carrier on a fully reimbursable basis.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 9th day of January, 2024.

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

By: DocuSigned by:
Skip Novakovich
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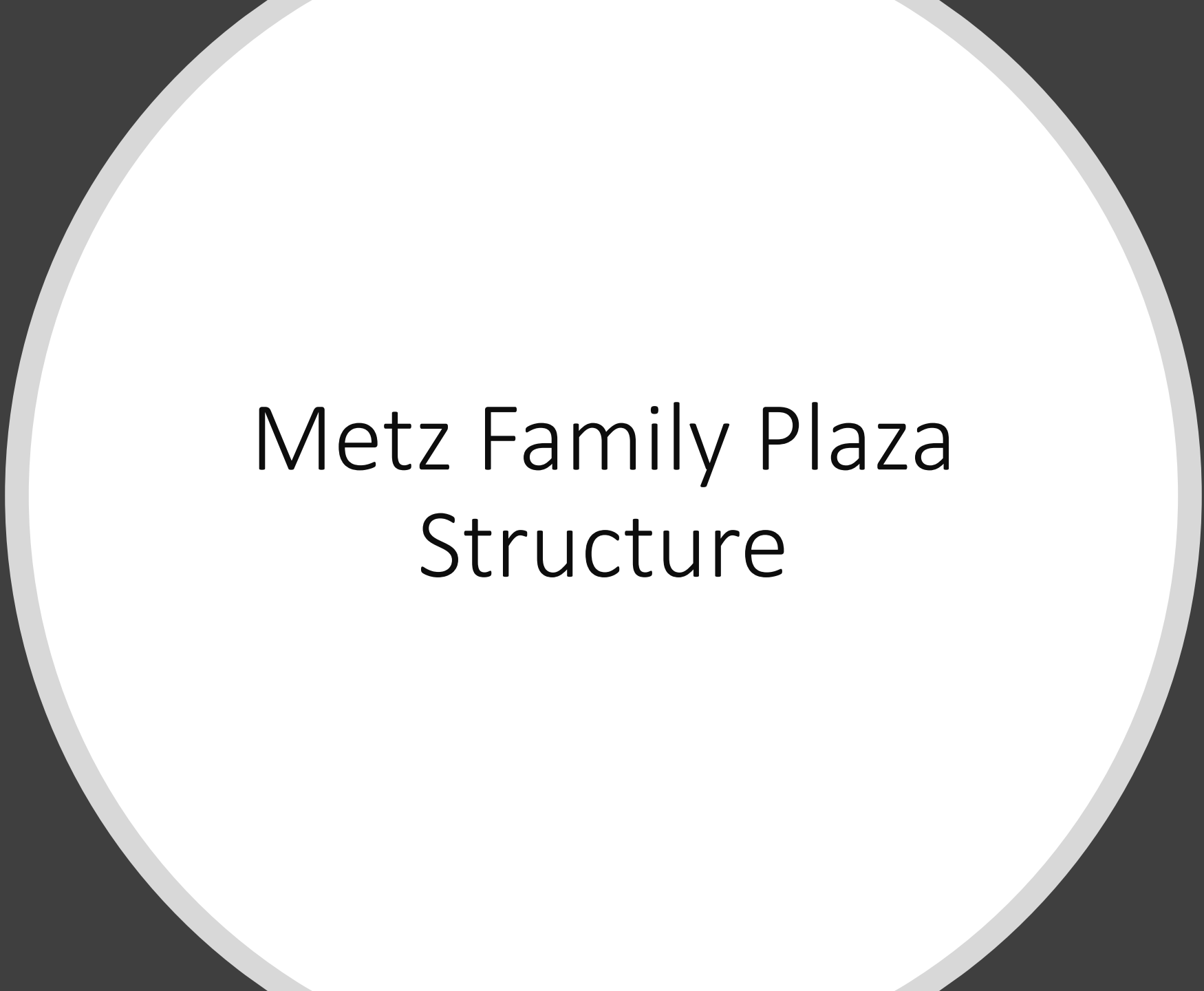
SKIP NOVAKOVICH, *President*

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*



Metz Family Plaza Structure



Completed 2010



2016



November 2023





December 2023



**PORT of
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PORT of KENNEWICK 2024-2025 COMMISSION ORGANIZATION REPRESENTATION

NAME	MEETING SCHEDULE	MEETING TIME	MEETING PLACE	2024-2025 COMMISSIONER REPRESENTING POK	2024-2025 COMMENTS
Benton-Franklin Council of Governments Board of Directors (BOD)	3rd Friday	10:00 AM	BFCOG Conference Room 587 Stevens Drive, Richland	Commissioner Skip Novakovich	Alternate: Commissioner Ken Hohenberg
Confederated Tribes of the Umatilla Indian Reservation (CTUIR)	As Called			Commissioner Skip Novakovich	Alternate: Tim Arntzen
Historic Downtown Kennewick Partnership Board Meeting	4th Monday	5:30 PM	HDKP Conference Room 30 N. Benton St	Commissioner Thomas Moak	Alternate: Commissioner Skip Novakovich
Tri-Cities Hispanic Chamber of Commerce (Luncheon)	3rd Tuesday	11:30 AM	Pasco Red Lion	Commissioner Skip Novakovich	Alternate: Commissioner Ken Hohenberg
Tri-City Regional Chamber Board of Directors Meeting	3rd Wednesday every other month	7:30 AM	Tri-Cities Business & Visitor Center Bechtel Board Room	Tana Bader Inglima	Alternate: Tim Arntzen Commissioner Skip Novakovich Meets Feb, April, June, August, October, December
Visit Tri-Cities (formerly Tri-Cities Visitor & Convention Bureau) (Full Board Meeting)	4th Wednesday	7:30 AM	Tri-Cities Business & Visitor Center Bechtel Board Room	Commissioner Ken Hohenberg	Alternate: Commissioner Skip Novakovich
TRIDEC Board of Directors Meeting (Full Board)	4th Thursday every other month beginning January	4:00 PM	Tri-Cities Business & Visitor Center Bechtel Board Room & Virtually	Commissioner Ken Hohenberg	Alternate: Commissioner Skip Novakovich
TRIDEC Executive Board Meeting	4th Thursday every other month beginning February	4:00 PM	Tri-Cities Business & Visitor Center Bechtel Board Room	Port of Benton	Tri-Ports Executive Board Rep (Rotates Annually) 2024 - Port of Benton 2025 - Port of Pasco 2026 - Port of Kennewick Meets Feb, April, June, August, October, December
West Richland Area Chamber of Commerce (Luncheon)	1st Wednesday	Noon	The Mayfield Gathering Place	Commissioner Skip Novakovich	Alternate: Tana Bader Inglima
WPPA Board of Trustees	As Called			Commissioner Skip Novakovich	Alternate: Tim Arntzen



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**PORT of KENNEWICK
2024-2025 COMMISSION ORGANIZATION REPRESENTATION**

NAME	MEETING SCHEDULE	MEETING TIME	MEETING PLACE	2024-2025 COMMISSIONER REPRESENTING POK	2024-2025 COMMENTS
WPPA Legislative Committee	As Called			Commissioner Skip Novakovich	Alternate: Tim Arntzen
WPPA Marina Committee	As Called			Commissioner Ken Hohenberg	Alternate: Tim Arntzen

Non-Port Appointed Committees and/or Boards Commissioners Represent:

Commissioner Skip Novakovich

HAEIFAC Board
HAEIFAC Private Loan Committee
Walla Walla Band Nez Perce Trail Homelands Board and Executive Board
Tamastlikt Trust Board for the CTUIR
Washington State Army Advisory Council

Commissioner Ken Hohenberg

HAPO Credit Union Board
Boys & Girls Club of Benton and Franklin Counties Advisory Committee
Bergevin Foundation
Columbia Center Rotary

Commissioner Tom Moak

Kennewick Housing Authority
Kennewick Kiwanis Foundation
Kennewick Kiwanis Club

Memorandum

To: Port Commission
From: Tim Arntzen
Date: January 5, 2024
Re: Update on Various Port Activities

Here is the first 2024 update on some of the projects we are working on.

WATERFRONT DISTRICT

Clover Island Inn Lease. I met with the ownership group just before Christmas to discuss a few of the latest comments from the ownership group, based on business projections for 2024. The ownership group will provide a few additional comments and Amber and I (working with legal counsel) will update a proposed “draft” lease for commission review early in the new year.

1135. The Corps has completed the 1135 work on the east end of the island and the work looks great. Its purpose is to prevent erosion and to stabilize the upland parking area. A small portion of the east end still might need additional work in the future, outside of the scope of work performed by the Corps. Tana is working with JF Engineering to provide a review of possibilities with some order of magnitude cost estimates. Any work the commission would authorize would need to be funded from the upcoming 2025-26 budget. I will update the commission as information is received.

Cedars Dock. The dock was damaged in August 2022. One piling snapped off flush with the river bottom and a small portion of the dock has been removed because of the damaged piling. The dock was 200 feet long with four piles and is now 150 feet long with three piles; the remaining 150 feet is useable as is. Preliminary analysis indicates that replacement of the dock section and a new pile is a large-scale project involving several permitting agencies, time, and expense. Cost is likely to exceed \$100,000 and could consume over a year in staff and engineering time seeking permits and approvals. Agency requirements likely require an upgrade of the existing dock to new environmental standards, that has penetrations for light passage resulting in a much lighter dock structure which is far more susceptible to wave action. The question might be phrased as: “Do we keep what we have, as is, where is?” It appears that the dock as it exists is safe and effective. Just shorter.

Metz Plaza Trellis. A wood and cable canopy covering the Metz Family Plaza was determined to have suffered structural damage and was in danger of collapse. After determining that a hazardous environment existed for those visiting the plaza viewing the Family Group artwork, or walking the adjacent sidewalk, out of an abundance of caution and concern for the life/health/safety of visitors and employees, as CEO I declared a need for emergency demolition and debris to Decommissioning was accomplished prior to the

first of the new year by Poland and Sons. Staff will work with the commission to review replacement options. Should the commission wish to replace the structure, the costs will need to be included in a future budget cycle.

Swampy's/Columbia Gardens. I toured Ron's new building recently. It is a very substantial addition to the wine village. The opening will be late winter or early spring.

Other potential development leads are surfacing at the village. And staff are preparing marketing materials and will participate in the Washington Association of Wine Grape Growers "WineVit" tradeshow in early February to further promote parcels for sale/lease.

Columbia Gardens Security. Staff is working on temporary and permanent camera systems to increase tenant and building security. The temporary system will be in place by February 2024 and the permanent system should be completed within the year. The temporary system is solar powered, portable and can be relocated to any port property upon completion of the permanent system.

VISTA FIELD

Letters of Intent. Larry and Amber continue to work with the group from Camas to refine the project presented to the commission in December. The port team continues to interface with potential developers related to two very substantial mixed use and single-family residential projects. We have also updated the appraisal for land pricing. Background information contained in the appraisal indicates that the Tri-Cities might be "overbuilding" multi-family projects, meaning that the demand for more multi-family units may be waning.

VA Update. When the latest information is available, I plan to brief the commission. Additional information will be available early in 2024.

VFDF A&B Exterior Renovation. Meier Architecture is working with Amber to finalize construction drawings for an exterior renovation of Vista Field Development Facilities A & B. Project to include repairs of damaged and worn stucco, sealing cracks, adding downspouts, removal of beam and addition of metal panels to modernize aesthetic, and geometric paint scheme for a fresh look. Public bid process anticipated for the first quarter 2024.

MISCELLANEOUS

Repatriation. The CTUIR has found bones and would like to repatriate the bones with the assistance of the port.

2025-26 Biennial Budget, Work Plan and Comprehensive Scheme Update. We normally start "spit balling" ideas for the upcoming biennial budget in July of the year prior

to the commencement of the new budget. However, since (1) we anticipate that Vista Field activity will remain a priority with the commission; and (2) because several proposals from developers might require port infrastructure, staff have decided to start brainstorming earlier than we normally do.

Oak Street DB-C Fire Damage/Reconstruction. The Port team has been working diligently since the date of the fire, trying to review best options moving forward. We are currently working to make sure the building is safe, hiring asbestos testing to be completed before any additional work can be completed. This project of demolition/reconstruction will take place in 2024, obviously wasn't planned; and will be funded by insurance proceeds.