

Port of Kennewick provides telephonic, video access, and in-person participation options to the public.

To participate by telephone, please call in at: 1-866-899-4679, Access Code: 452-754-861

Or, join on-line at the following link: <https://meet.goto.com/452754861>

AGENDA

Port of Kennewick

Regular Commission Business Meeting

Port of Kennewick Commission Chambers and via GoToMeeting

350 Clover Island Drive, Suite 200, Kennewick Washington

February 13, 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 31, 2024
 - B. Approval of Warrant Register Dated February 13, 2024
 - C. Approval of Regular Commission Meeting Minutes January 23, 2024
- VI. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Vista Field Southern Gateway Project (**LARRY**)
 - B. Kennewick Waterfront
 - 1. Stage Update (**NICK/LARRY**)
 - 2. WineVit Update (**TANA/AMBER**)
 - C. Governor's Smart Communities Award (**TANA**)
 - D. Commission Meetings (formal and informal meetings with groups or individuals)
 - E. Non-Scheduled Items
(**LISA/BRIDGETTE/TANA/NICK/LARRY/AMBER/MICHAEL/CAROLYN/TIM/KEN/TOM/SKIP**)
- VII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- VIII. ADJOURNMENT**

***PLEASE MUTE YOUR MICROPHONE UNLESS YOU ARE SPEAKING
AND SILENCE ALL NOISE MAKING DEVICES***



PORT OF KENNEWICK REGULAR COMMISSION MEETING

DRAFT

JANUARY 23, 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 (via telephone)
Kenneth Hohenberg, Vice President (via telephone)
Thomas Moak, Secretary (via telephone)

Staff Members: 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)
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

Commissioner Novakovich led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

- A. *Approval of Direct Deposit and E-Payments Dated January 17, 2024***
Direct Deposit and E-Payments totaling \$86,971.36
- B. *Approval of Warrant Register Dated January 23, 2024***
Expense Fund Voucher Number 105570 through 105607 for a grand total of \$209,446.67
- C. *Approval of Regular Commission Meeting Minutes January 9, 2024***

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.*

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JANUARY 23, 2024 MINUTES

DRAFT

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Kennewick Waterfront

1. Swampy's BBQ Update

Ms. Hanchette presented photos of Swampy's new brick and mortar building at Columbia Gardens (*Exhibit A*).

B. State of the Ports Presentation

Ms. Bader Inglima shared the Tri Cities Regional Chamber of Commerce will be holding their annual State of the Ports event at the Red Lion Pasco, February 28, 2024 at 11:30 a.m. Ms. Bader Inglima stated the Chamber has asked all three port district executives to present and show a video showcasing their individual district. Additionally, the executives will have time to make comments with a short question and answer period.

C. Wine Vit Show

Ms. Bader Inglima stated the Port will be attending the Wine Vit Show February 5-7, 2024 at the Three Rivers Convention Center to promote Columbia Gardens. Ms. Bader Inglima presented the new marketing material (*Exhibit B*) and following the event, the Port will do a targeted mailing to the Wine Association's winemakers, winegrowers and winery owners.

D. Joint Meetings

Commissioner Novakovich recently discussed having a joint meeting as one of the CEO's goals for his evaluation process. Commissioner Novakovich inquired who the Commission would like to meet with.

Commissioner Hohenberg believes it is important to meet with an entity that has the same priorities as the Port. Commissioner Hohenberg suggested Benton County, who has been a great supporter of Port projects. Another option could be the City of Kennewick, as our projects align and stated there have been several changes at the City and it could be a great opportunity to showcase what the Port is doing and what a good partner we can be.

Commissioner Moak thinks the City of Kennewick would be good once the new City Manager was in place, so towards the end of the year. Commissioner Moak believes the Port of Pasco would be another option because of how their projects along the river and our projects on Clover Island and Columbia Gardens naturally tie together.

Commissioner Novakovich suggested the Confederated Tribes of the Umatilla Indian Reservation, who has been a wonderful partner and has had several changes on the Board of Trustees. The Commission presented several good options.

Mr. Kooiker stated since this is not an urgent matter, he would like to vet the possibilities and visit with the County and the Port and get back to the Commission at a later date.

Commissioner Novakovich stated that is a great suggestion and asked staff to bring back a list of pros and cons for the Commission to consider.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JANUARY 23, 2024 MINUTES

DRAFT

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

Commissioners reported on their respective committee meetings.

F. Non-Scheduled Items

Mr. Kooiker stated the two-year financial and accountability audit process began in December and should be completed by February and the process has been good.

Commissioner Hohenberg attended the Past Kennewick Man of the year Executive Board Meeting to discuss the February 12, 2024 Banquet. The annual Banquet will be held at the Convention Center, starting at 6:00 p.m.

Commissioner Novakovich reported that Don Short, owner of One World Technology, passed this morning and offered condolences to the family. Commissioner Novakovich received an email from the office manager and asked Ms. Hanchette if he could speak with her after the Meeting.

Commissioner Moak recently traveled to New Orleans and visited the 9th Ward and looked at the smaller homes that were developed after Hurricane Katrina which could be prototypes for Vista Field.

Commissioner Moak stated a friend walked Clover Island last week during the snow and mentioned how impressed she was by the clear sidewalks, and he offered kudos to staff for keeping properties clear.

Commissioner Moak reviewed his F1 Financial Form and neglected to mention at the last Commission Meeting is that he is on the Board of Directors for the Kennewick Past Men of the Year and asked Ms. Scott to update the Committee list.

PUBLIC COMMENTS

No comments were made.

COMMISSION COMMENTS

No comments were made.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

JANUARY 23, 2024 MINUTES

DRAFT

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 2:31 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

Swampy's BBQ

Progress at Columbia Gardens







WineVit Tradeshow

February 5 - 7, 2024

Three Rivers Convention Center, Kennewick



Columbia Gardens Marketing Brochure

*Columbia Gardens
Wine & Artisan Village*



Columbia Gardens Wine & Artisan Village is situated between Highway 395 and State Route 397 in historic downtown Kennewick, a city in the southeastern Washington state. With a population of over 300,000, the Tri-Cities (Kennewick, Pasco, Richland) is the fourth largest metropolitan statistical area in the state. More than 200 wineries are located within an hour of Columbia Gardens, and Washington State University's Wine Science Center is just minutes away. Columbia Garden's unique combination of waterfront and city-managed effluent makes this a truly remarkable setting for your business.

Located on the Columbia River in historic downtown Kennewick, Washington, the Columbia Gardens Wine & Artisan Village provides a scenic gathering place to enjoy the best of a mixed-use, pedestrian-friendly, master-planned community. A space where wine producers and tasting rooms, bakeries and breweries, restaurants and shops, food trucks and public artwork are nestled alongside a riverfront path.

Wineries can connect to a city-operated wastewater facility!

PORT of KENNEWICK

(509) 586-1186
COLUMBIAGARDENS.ORG
313 - 325 E. Columbia Gardens Way
Kennewick, WA 99336

*Columbia Gardens
Wine & Artisan Village*



Shovel-Ready
Parcels
for Sale

227 E. Columbia Gardens Way 309

320 E. Columbia Gardens Way
(this parcel can be subdivided)

SOLD

Conceptual rendering at build-out

Uncork growth and locate a boutique production winery, tasting room, restaurant, brewery or retail business at Columbia Gardens Wine & Artisan Village.

Contact:
Amber Hanchette
Director of Real Estate
(509) 586-1186
amber@portofkennewick.org

Columbia Gardens Wine & Artisan Village



- Five shovel-ready parcels for sale/lease
- Zoned urban mixed-use
- City-managed wastewater treatment
- IRS "Opportunity Zone"
- High-volume traffic counts on Columbia Drive
- Quick access to U.S. 395 and State Routes 240 and 397
- Pedestrian-friendly, walkable destination development
- Adjacent to Clover Island Riverwalk & Sacagawea Heritage Trail

Columbia Gardens Postcard Mailer

Columbia Gardens... an Urban Wine & Artisan Village

313-325 E Columbia Gardens Way, Kennewick, WA 99336

Join Palencia/Monarcha Winery, Bartholomew Winery, Muret-Gaston Wine Bar, Gordon Estate Winery, six food trucks, and Swampy's BBQ restaurant at Columbia Gardens Wine & Artisan Village.

A limited number of shovel-ready parcels are available for sale or ground lease for private-sector development of wineries, breweries, distilleries, tasting rooms, bistros, restaurants, retail, specialty shops and more. Buildable lots are zoned urban mixed-use and are located within a federally designated Opportunity Zone.

On-site utilities include a city-owned pre-treatment facility to manage wine production wastewater, sewer, electric, natural gas, water and telecommunications. Infrastructure and public amenities feature a loop roadway, shared parking lots, sidewalks, landscaping, artwork, riverfront path, and food truck plaza.

*Columbia Gardens is a place to sample local wines and meet friends.
A place to explore public art, view stunning sunsets, walk, bike and
discover aquatic wildlife alongside a scenic nature pond.*



Amber Hanchette
Director of Real Estate
(509) 586-1186
amber@portofkennewick.org
COLUMBIAGARDENS.ORG