



City Council Meeting Schedule February 2022

The City broadcasts all City Council meetings on the City's website
<https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

February 1, 2022

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

February 8, 2022

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Facilities Master Plan Update
2. 2022 Parks & Recreation Commission Work Plan Update
3. River of Fire Update
4. Housing/Homeless Legal Perspective

February 15, 2022

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

February 22, 2022

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Kennewick Public Facilities District/Venue Works Update
2. Benton County Regional Housing & Human Services Partnerships Update
3. Port of Kennewick Partnership Update

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio and Video Taped

Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	02/22/2022
Agenda Item Type	Presentation		
Subject	KPFD/VenuWorks Annual Update		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Info Only	<input checked="" type="checkbox"/>
Policy Review	<input type="checkbox"/>
Policy DevMnt	<input type="checkbox"/>
Other	<input type="checkbox"/>

Summary

The Kennewick Public Facilities District (KPF) and VenuWorks will be providing City Council with an update on the Three Rivers Campus, which includes the City's Toyota Center and Arena facilities as well as the KPF's Convention Center. The presentation will include an overview of 2021 results for these facilities as well as activity at the campus thus far in 2022.

Through

Attachments:

PowerPoint

Dept Head Approval

Dan Legard
 Feb 16, 15:08:36 GMT-0800 2022

City Mgr Approval

Marie Mosley
 Feb 17, 13:09:53 GMT-0800 2022

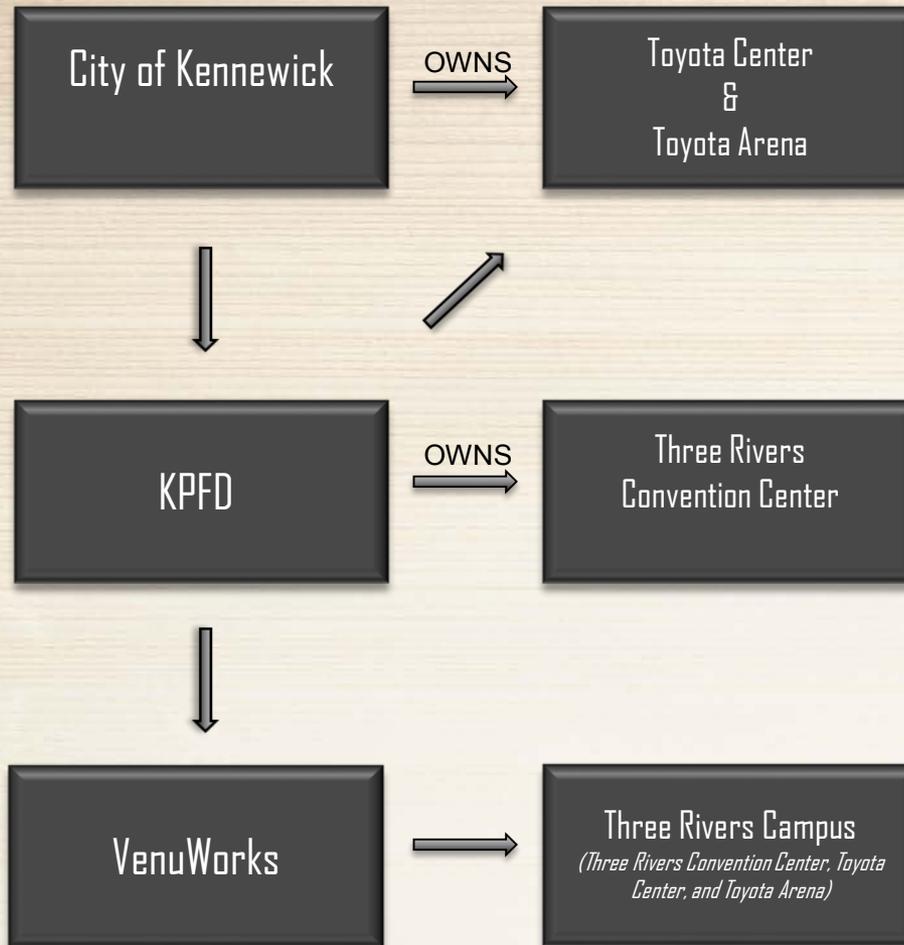




2021 YEAR END PRESENTATION

February 22, 2022

RELATIONSHIP BREAKDOWN



*The City of Kennewick contracts with the KPFD to manage the Toyota Center and Toyota Arena.

*The KPFD contracts with VenuWorks to manage Three Rivers Convention Center, Toyota Center, and Toyota Arena; together, known as the Three Rivers Campus.

STAFFING LEVELS

MAY 2020 – AUGUST 2020

- Down to 4 staff
- Added staff to operate Toyota Arena

AUGUST 2021

- 32 → 22 Full Time
- 300 → 120 Part Time



START UP ISSUES

- HVAC
- Plumbing
- Theft
- Vandalism



HOCKEY SEASON 2020-2021

- First half of season 200-person capacity
- Second half 400-person capacity
- Only team in the WHL with fans
- All games televised



HOCKEY SEASON 2021-2022

- No attendance restrictions
- Mask and vaccine requirements
 - August 23: mask mandate
 - November 13: vaccine mandate
- 50% normal attendance



SOLD OUT EVENTS

- PBR
- Grupo Firme
- Pitbull
- Tattoo Convention
- Trevor Noah
- Jo Koy



2021 TOYOTA CENTER FINANCIALS

- Total Income: \$2,027,930
- Cost of Goods Sold: \$168,829
- Gross Profit: \$1,859,101
- Total Expenses: \$2,250,858
- Net Income: -\$391,757
- Budget: -\$520,000
 - ↑\$128,243 to budget



PPP FUNDING

ROUND 1: APRIL-AUGUST 2020

- Toyota Center: \$317,638.43
- Convention Center: \$374,196.57
- Total: **\$691,835.00**

ROUND 2: APRIL-AUGUST 2021

- Toyota Center: \$198,878.35
- Convention Center: \$216,223.28
- Total: **\$415,101.63**

COMBINED:

- Toyota Center: \$516,516.78
- Convention Center: \$590,419.85
- Total: **\$1,106,936.63**



STRONG 2021 CAMPUS START

THREE RIVERS CONVENTION CENTER

- \$99,600 ↑ September 2019 vs 2020
- October – December 2021 lost \$247,000 in booked business

NAMING RIGHTS

3 YEAR DEAL



TOYOTA



TOYOTA
of TRI-CITIES

TOYOTA CENTER SUITE OWNERS

Retter &
Company

Sotheby's
INTERNATIONAL REALTY



TOYOTA
of TRI-CITIES



KING BEVERAGE INC.

Muzzy
CUSTOM BUILDS



WILDHORSE
RESORT & CASINO

HAPO
COMMUNITY CREDIT UNION

Apollo
MECHANICAL
CONTRACTORS



EverStar
REALTY

TOYOTA ARENA EVENTS

- Learn to Skate
- Youth Hockey
- Public Skate
- Adult Hockey
- CBC Hockey
- Tournaments
- Camps
- Homeschool Skating
- Closed for 2 months
 - Over \$400,000 in revenue



WHAT'S NEXT?



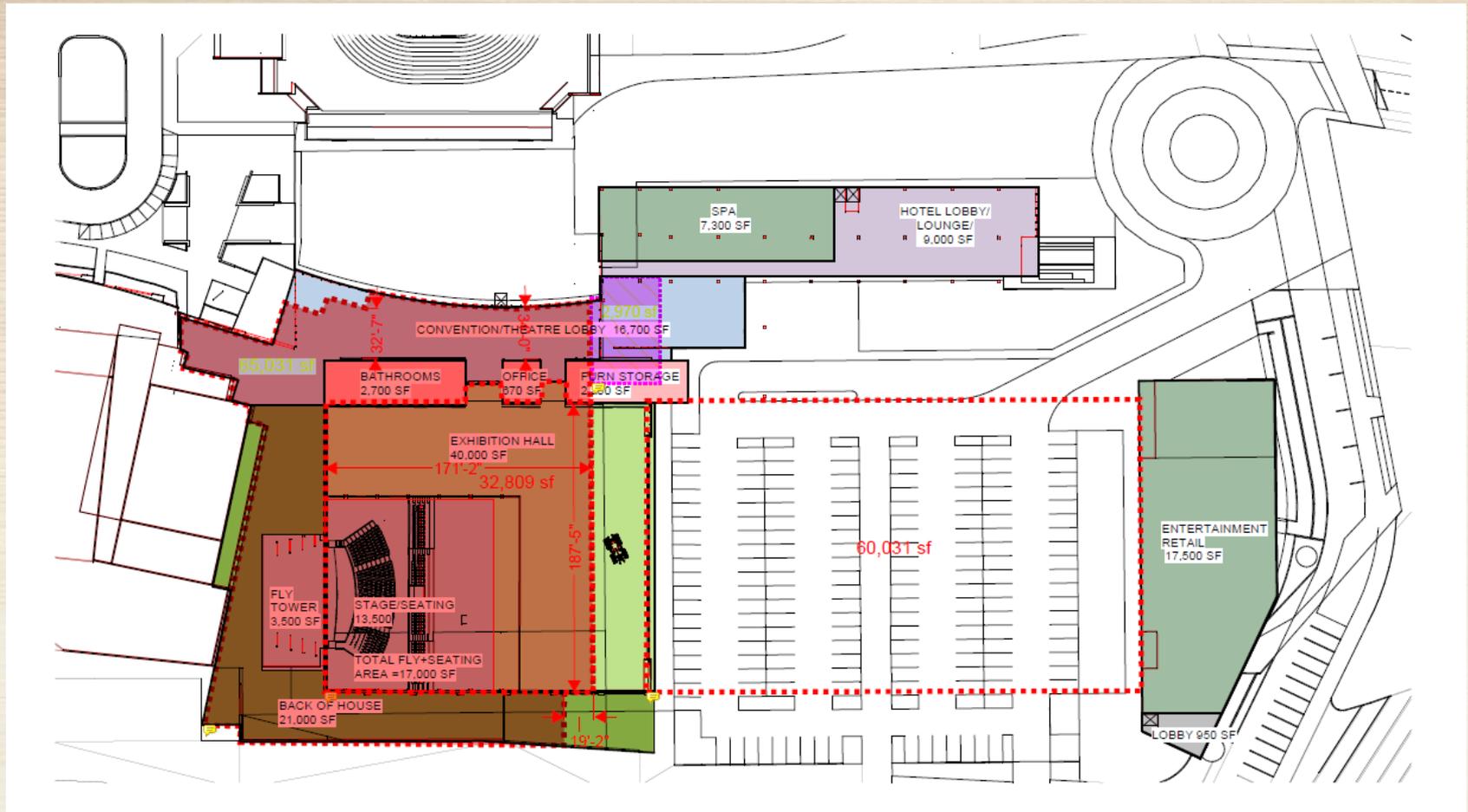
CAPITAL IMPROVEMENT

- Seats and Retractable
- Lower-Level Flooring
- Locker Room and Showers
- Sound System
- Concession Upgrades
- Exterior Doors
- Dasher Boards and Glass
- HVAC
- Additional Staging
- Arena LED Lighting

EXPANSION PLANS



EXPANSION PLANS



*thank
you*

**On Behalf of the
Kennewick Public Facilities District,
VenuWorks and 178 Staff Members
of the Three Rivers Convention Center,
Toyota Center and Toyota Arena**

YOU MAKE THIS POSSIBLE



Council Workshop Coversheet



Agenda Item Number	2.	Meeting Date	02/22/2022
Agenda Item Type	Presentation		
Subject	Benton County Regional Housing Partnership Upda		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Manager		

Info Only	<input type="checkbox"/>
Policy Review	<input checked="" type="checkbox"/>
Policy DevMnt	<input type="checkbox"/>
Other	<input type="checkbox"/>

Summary

During the workshop on February 22nd, Matt Rasmussen, Deputy Benton County Administrator and Kyle Sullivan, Human Services Manager will provide an update on the various housing and human services partnerships that exist in the region. Specifically they will provide an update on the behavioral health/crisis recovery center, mobile crisis response teams, and health and human services programs. Benton County has also been working on a master planning effort for the Fairgrounds on 10th Avenue and will provide us an update on that project.

This update is in conjunction with a series of workshops on housing and human service partnerships. On February 8th, City Attorney Beaton provided an update on housing/homeless legal perspective. During the workshops in March, we will have an update from the Police Department on their community engagement and partnerships on March 8th and from Community Development Block Grant and housing partnerships on March 22nd. We are fortunate to have such great partnerships and appreciate the regional perspective and approach to housing and human services.

Through

Attachments:

Presentation

Dept Head Approval

City Mgr Approval

Marie Mosley
Feb 17, 13:06:47 GMT-0800 2022



Behavioral Health & Regional Benefit Projects

Overview of Work In-Progress – Spring 2022

0.1% Sales & Use Tax

- Sales and use tax for chemical dependency or mental health treatment services or therapeutic courts
- Authorized under RCW 82.14.460
- Approved by Benton County Commissioners November 9, 2021
- Takes effect July 1, 2022
- May be used solely for operation or delivery of substance use disorder (SUD) or mental health treatment programs or services
- Must create new, or expand existing, programs
- May not be used for capital outlays

Behavioral Health / Crisis Recovery Center

- Proposed: Up to 50-bed facility to treat persons in mental health or SUD crisis
- Intended to be a regional facility
- “No Wrong Door” model
- Currently in negotiations with Lifepoint Health for purchase of old KGH facility (currently Trios Women’s & Children’s Center)
- \$2.7 million secured for design; \$1 million for construction
- Commissioners dedicated additional \$5 million from ARPA funds on February 15, 2022
- \$20 million estimated total cost, still seeking additional funding

Behavioral Health Advisory Committee

- Intended to be bi-county (Benton and Franklin Counties)
- Will advise on how 0.1% sales tax funds should be spent
- Community-centered, with representatives including:
 - Mental health and SUD experts
 - Persons with lived experience
 - Healthcare, law enforcement, and fire/EMS
 - Non-voting members from: Counties, Benton-Franklin Health District, therapeutic courts, and Benton Franklin Recovery Coalition
- Proposed membership: 13 voting members, 7 non-voting members
- Discussion and possible formation at bi-county Board of Commissioners' meeting:
 - February 23, 2022 at 10 AM | Benton County Administration Building, Kennewick

Mobile Crisis Response Teams

- Need has been determined, after discussions with law enforcement and fire/EMS
- Models show that 60-70% of calls can be resolved in the field
- A Request for Proposals (RFP) is in development, with expected release in spring
- Regional teams are desired, but depend on participation
- Seeking additional funds for start-up costs
- Teams would, eventually, be integrated into the Recovery Center upon opening

Health & Human Services

- Veterans Services Officer – Counties to discuss adding this position at February 23rd Bi-County meeting
- Housing Resource Center assists people who are homeless or at risk of becoming homeless with finding temporary and permanent housing
- Rental Assistance/COVID Response Program
 - Funding received from US Treasury and WA Dept. of Commerce
 - Covers Benton and Franklin Counties
 - \$52 million is being distributed to the community
 - As of January, 2022 approximately \$24 million has gone out
- Point in Time Count for homeless population – February 24th, 2022
- Outreach Coordinator designated position

Fairgrounds Masterplan

- County has hired Johnson Consulting Group
- Developing options to improve existing grounds as well as expansion into unused area to the east
- Total site is 170 acres, 70% is utilized
- Options include:
 - Outdoor sports
 - Indoor sports
 - Revised rodeo arena
 - Park like open spaces
 - Mountain bike facilities
- Expected initial investment of roughly \$10 million

Council Workshop Coversheet



Agenda Item Number	3.	Meeting Date	02/22/2022
Agenda Item Type	Presentation		
Subject	Port of Kennewick Partnership Update		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Manager		

Info Only	<input type="checkbox"/>
Policy Review	<input checked="" type="checkbox"/>
Policy DevMnt	<input type="checkbox"/>
Other	<input type="checkbox"/>

Summary

During the workshop on February 22nd, City Manager Mosley and Port of Kennewick Executive Director, Tim Arntzen will provide an update on the partnership accomplishments between the City and the Port as well as opportunities this year and into the future. A similar presentation was made to the Port of Kennewick commission at their February 8th commission meeting. The City and the Port have a long standing partnership that has helped to create vibrancy and provide the foundation for private development. We will be discussing with you potential next steps in partnership to prepare Vista Field for private development opportunities.

Through

Attachments: Presentation

Dept Head Approval

City Mgr Approval

Marie Mosley
Feb 18, 09:32:57 GMT-0800 2022



City & Port of Kennewick

Partnership Projects & Progress

2.22.2022





**TOGETHER
WE CAN
ACCOMPLISH
MORE**

“Pursue projects with development partners who demonstrate support; i.e. matching funds, political/citizen/taxpayer support, and enthusiasm.” – Port of Kennewick Resolution 2010-41



RURAL COUNTY CAPITAL FUND



The Rural County Capital Fund (“RCCF”) is used by Benton County to support new capital infrastructure projects in the community that specifically contribute to job growth and economic diversification. The RCCF is funded by a Washington State Sales Tax rebate at the rate of 0.09 percent ([RCW 82.14.370](#)), and is not a new or additional tax. The funds are used either by Benton County or disbursed to local government partners in the community for qualified economic development projects that meet statutory requirements as outlined by the Washington State Legislature.

- Columbia Gardens Partnership
\$550K Port/\$550K City
- Clover Island Shoreline
Transformation Project
\$1M City

COLUMBIA DRIVE REVITALIZATION

2009



COLUMBIA DRIVE REVITALIZATION

2022

- Duffy's Pond Restoration
- Walking Trail
- Effluent Treatment
- Wine Village – Private Road
- Public Art
- Streetscape Improvements
- **Catalyst for Private Development!**



COLUMBIA GARDENS WINE & ARTISAN VILLAGE

VIBRANCY

- 4 Tasting Rooms
- 2 Full Production Wineries
- City and Port Partnership for Event Promotion



CLOVER ISLAND SHORELINE RESTORATION



- \$1 Million City Contribution – Rural County Capital Funds

WASHINGTON STREET IMPROVEMENTS



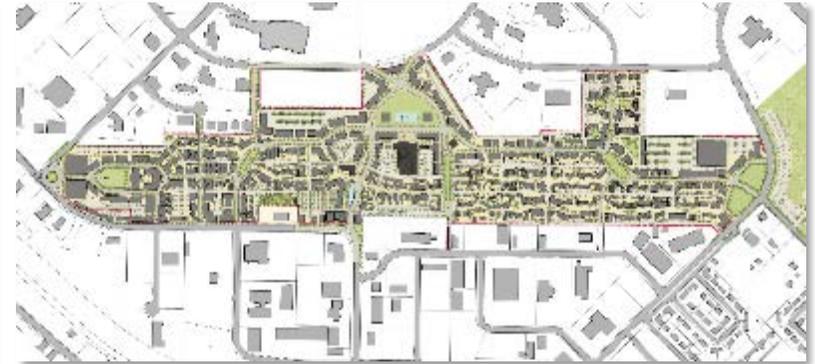
- Traffic Calming Construction
- Additional Pedestrian Crossing
- Vegetation/Beautification
- \$500K Port Contribution



VISTA FIELD & ENTERTAINMENT DISTRICT

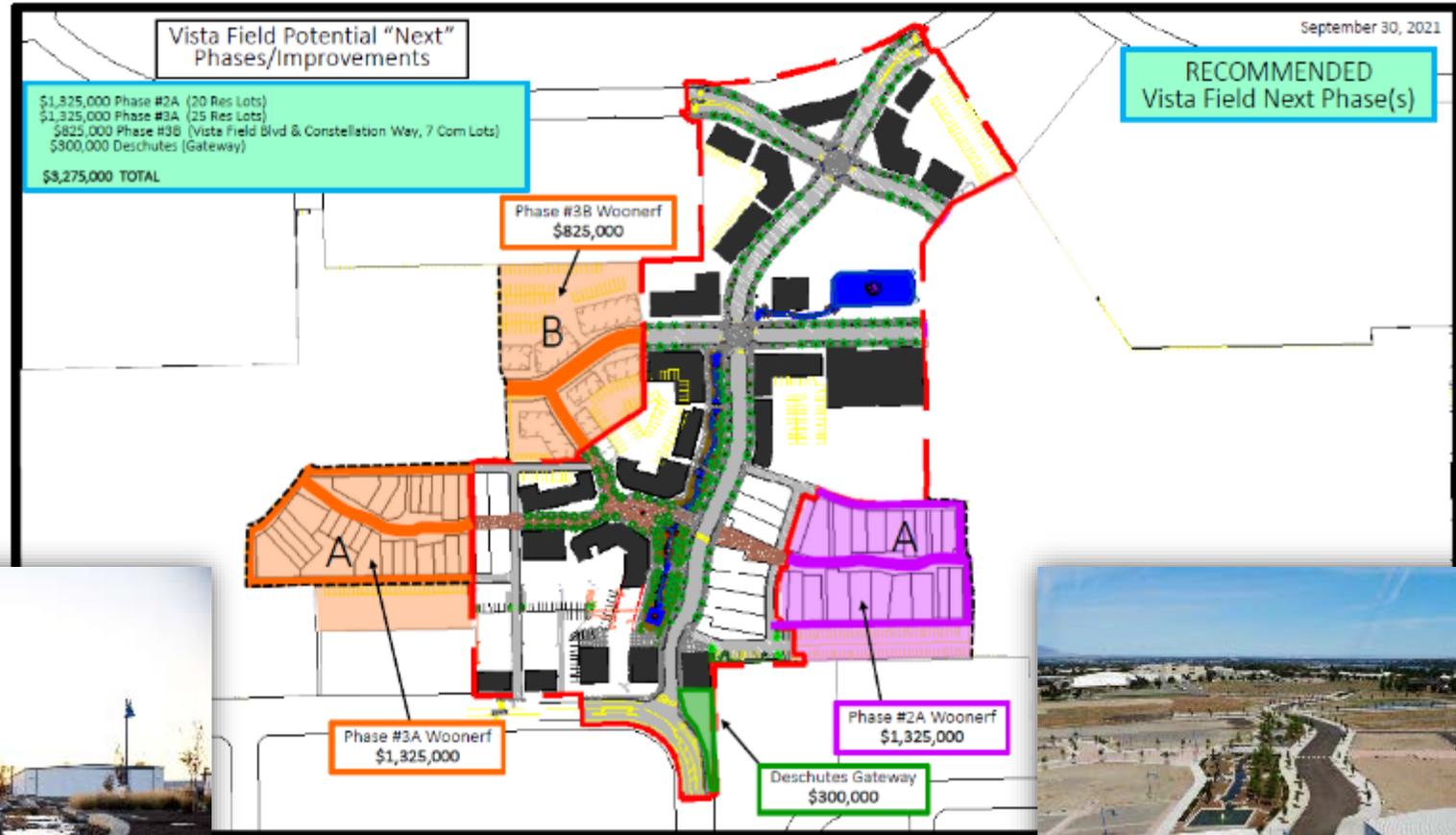
2005-2022

- Decommission of Airport
- Vista Field Redevelopment Master Plan
- Joint Economic Development Agreement
- Re-zoning to Urban Mixed Use
- New Fire Station 3
- Infrastructure Design
- Sewer Line Enhancements



VISTA FIELD

- Catalyst for Private Development
- Potential Art Installation Partnerships





THANK YOU

QUESTIONS?

JG Teppett



City Council Meeting Schedule March 2022

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March 1, 2022 Tuesday, 6:30 p.m.	REGULAR COUNCIL MEETING
March 4, 2022 Friday, 11:00 a.m.	COUNCIL - Toyota Center Tour 7000 W. Grandridge Blvd
Friday, 12:00 p.m.-5:00 p.m.	COUNCIL RETREAT Three Rivers Convention Center 7016 W. Grandridge Blvd
March 5, 2022 Saturday, 8:00 a.m.-12:00 p.m.	COUNCIL RETREAT Three Rivers Convention Center 7016 W. Grandridge Blvd
March 8, 2022 Tuesday, 6:30 p.m.	WORKSHOP MEETING 1. Benton-Franklin Council of Government (BFCOG) Update 2. Public Safety - Community Engagement 3. Comp Plan Amendment Process 4. Regional Pavement Cut Policy
March 15, 2022 Tuesday, 6:30 p.m.	REGULAR COUNCIL MEETING
March 22, 2022 Tuesday, 6:30 p.m.	WORKSHOP MEETING 1. Visit Tri-Cities Annual Update 2. CDBG/Housing Partnership 3. Public Records Processing
March 29, 2022 Tuesday, 6:30 p.m.	NO MEETING SCHEDULED

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