City Council Workshop Agenda
May 28, 2024 at 6:30 PM
City Hall Council Chambers - 210 W 6th Ave and Virtual

The City of Kennewick broadcasts Council meetings on the City's website at https://www.go2kennewick.com/CouncilMeetingBroadcasts.
Public comment is not heard at workshop meetings.

1. Call To Order
2. Benton County Emergency Services (BCES) Presentation
3. Kennewick Fire Department: Standard Of Cover
4. Three Rivers Convention Center Expansion
5. Adjourn

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 Agenda Coversheet	Agenda Item Number: 2. Council Date: 5/28/2024	Category: Info Only
	Agenda Item Type: Presentation	
	Subject: Benton County Emergency Services (BCES) Presentation	
	Department: Fire Department	

Summary

Benton County Emergency Services (BCES) provides consolidated emergency dispatch services to Benton County and Franklin Counties, and Emergency Management for Benton County. The City of Richland serves as the operating agency for BCES through an Interlocal Agreement.
The City of Richland is currently coordinating and managing several substantial capital projects which have/will have direct financial and operational impacts on the City of Kennewick and other owner and user agencies.

The purpose of this presentation is to provide Council with a brief history of BCES, share the organizational profile of BCES, provide an overview of the current capital projects that are in progress, and share information on future capital projects.

The presenters for this presentation will be:
Drew Florence, Assistant City Manager- City of Richland
Jay Atwood, Executive Director- Benton County Emergency Services

Attachments:

1. Presentation

Benton County Emergency Services Overview

City of Kennewick
City Council Workshop – Tuesday May 28th, 2024

Jay Atwood – Executive Director BCES
Drew Florence, Assistant City Manager (City of Richland)

History

YEAR	Action
2014-2015	• Sciens Local Government Management Consulting – Hired to study transition of BCES into a separate legal entity. (MATRICS) – DRAFT ILA prepared. No action taken.
2017	• Transition agreement - Pasco, Franklin County join via ILA. $500,000 per agency buy-in.
2018	• ILA Amended to include FC, Pasco. Richland continues as operating agency. Admin fee increases from 5% - 7%.
2020	• 2018 ILA amended to include details of Red Mountain Radio Tower (800 MHz) funding/ownership.
2022	• Executive Director – Jay Atwood hired
2024	• Benton PUD removed as member agency. Details added for Bi-County Radio Replacement funding/ownership.

Other Significant Engagements

- 2021 (Initiated in 2018)
  - *DELTAWRX Management Consultants*
  - Hired to conduct Governance and structure recommendations from 2018 Governance workshop
- 2022
  - *Reinke & Associates*
  - Hired to provide Strategic Plan – (Goal setting)
  - "…the agency's significant funding and staffing challenges, makes specific timeline commitments impractical and therefore, they are ambiguous or absent."

City of Richland – Operating Agency

- Administrative Support
  - Personnel Management (Recruitment, Hiring, HR Functions)
    - All BCES staff are COR Employees
    - BCES Director (COR) - confirmed by Executive Board
  - Finance & Budget
    - Payroll
    - Budget preliminarily approval by BCES Board – Included as part of COR Budget
  - Legal & Risk Safety
  - Purchasing (Contracting)

BCES

Benton County Emergency Services (BCES)

City of Richland – Operating Agency

- 62 FTE
- PSAP 911 Communications
- Computer Aided Dispatch Services
- Emergency Management (BC)
- 800 MHz Radio (LE)
- Microwave
- Failing VHF Radio (COR/Franklin County)
- 2024 Budget: $7,302,211
- 7% Administrative Fee

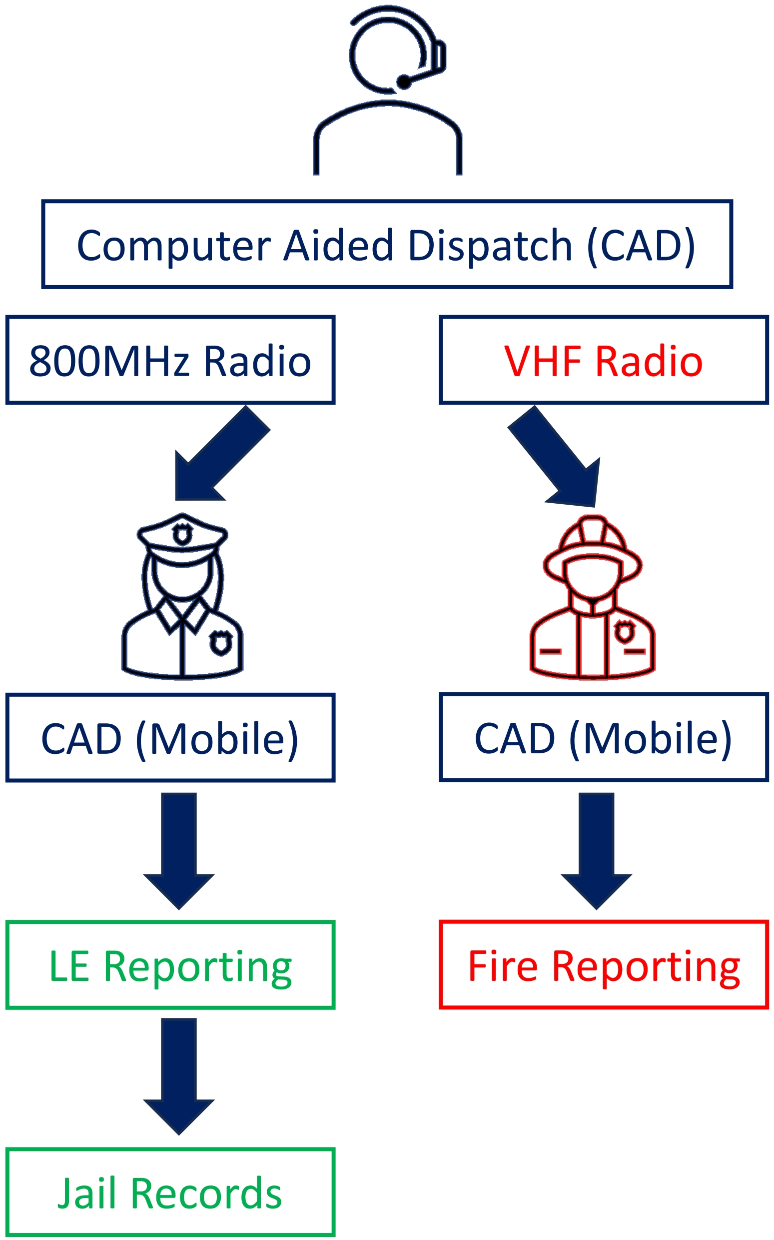
BCES - Members

Benton County Emergency Services (BCES)
City of Richland – Operating Agency • Benton County • Franklin County • Richland • Kennewick • Pasco • West Richland • Prosser • Benton City • BC Fire Districts 1, 2, & 4

BCES

FIRE AGENCIES

BiPIN



Structure / Governance

- BCES – 2 Divisions: SECOMM and BC Emergency Management
- Governed by a Board with Reps from both Counties and Cities
  - Voting rights vary depending on item of business (current)
  - BCES – “Big 5” (2 ea.), BC Fire (D#1,2,4), Benton City, Prosser, West Richland (1 ea.)
  - BCEM – Kennewick, Richland (2 ea.), West Richland, Prosser, Benton City (1 ea.)
  - SECOMM – “Big 5” (2 ea.), Prosser, West Richland, BC Fire (1 ea.)
  - 800MHz System – Kennewick, Richland, Benton Co. (2 ea.)
  - Benton Co. Microwave System – Kennewick, Richland, Benton Co. (2 ea.)

Advisory Groups

- SAT – Strategic Advisory Team
  - Policy and other strategic Recommendations to the Board
  - LE Chiefs from all served municipalities
  - Sheriffs from Benton and Franklin Co.
  - Fire Chiefs – Municipal and Districts
  - North Franklin Co. Hospital District

- CAG – Customer Agency Group -
  - 2 Groups - Fire and Law
  - Service level concerns (operational and procedural), changes, etc.
  - Same agencies represented, including Walla Walla FD #5

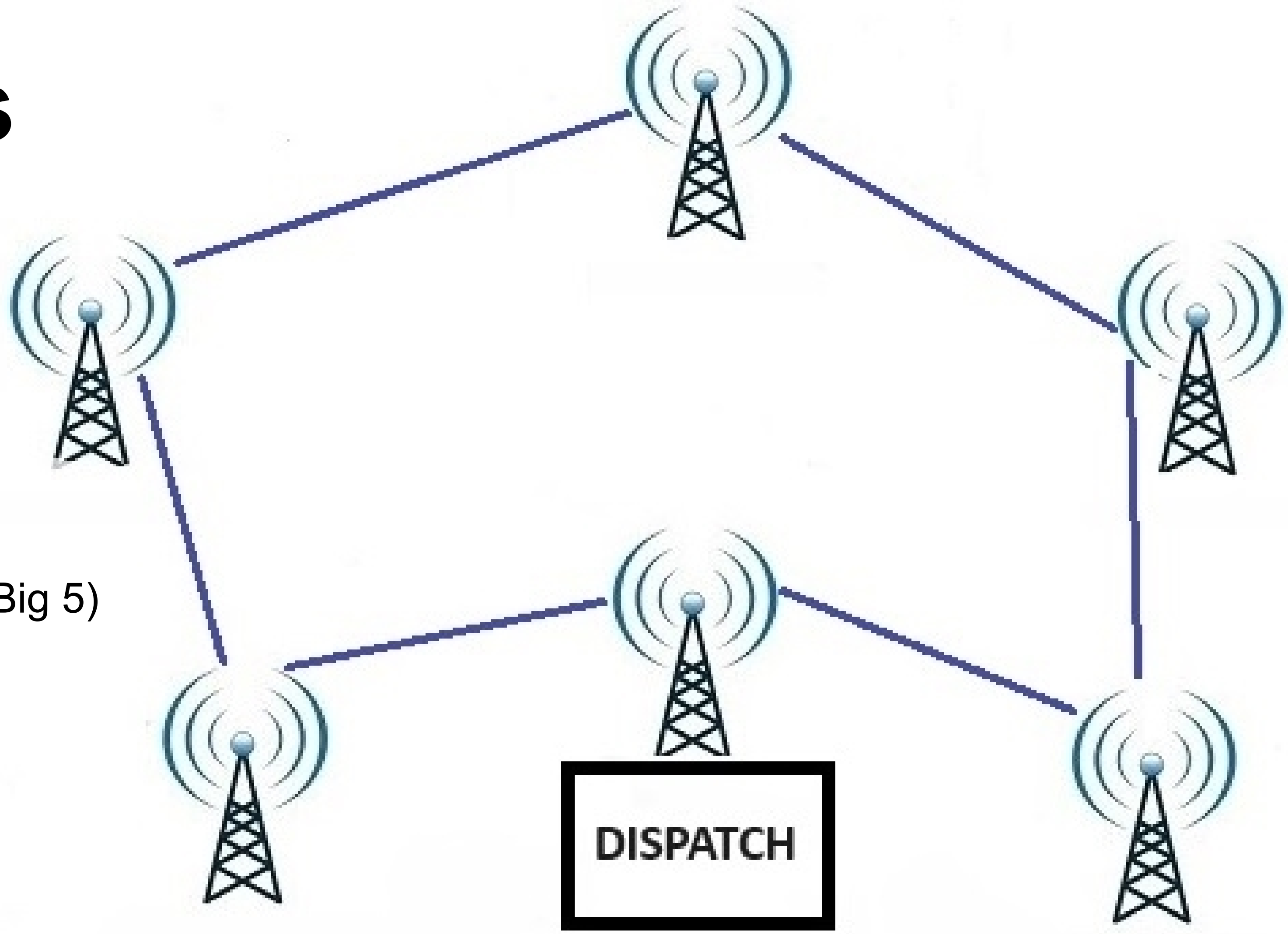
Current Funding Model

- Annual Assessments
- Baseline Determined as follows:
  - Fire – 3-year average of calls for service and CPI
  - Law – Population, Radios, CPI
  - Fund Assessments (800 MHz and Microwave)
  - Direct Costs (discipline specific needs)
- 2024 Budget included a specified Capital Fund of 125K
- Expanded Programs Impact
- Fund Balance – required reserves + budget excess
- Major Capital – Big 5 cost share + any other means

Capital Projects (In-Progress)

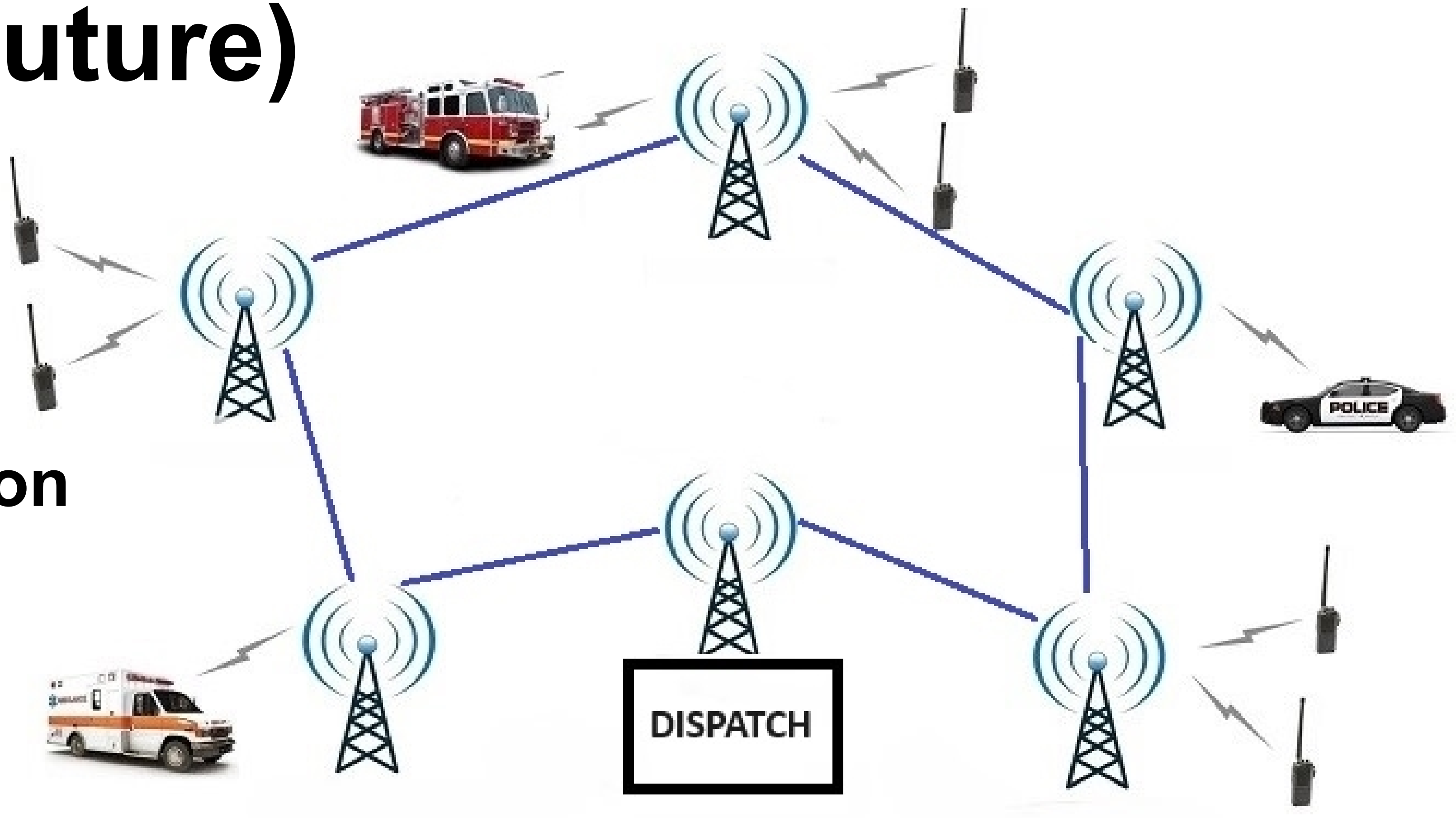
- **Microwave - $6.5 Million**

  In progress (funded by CDS Grant and Big 5)



Capital Projects (Immediate Future)

- **VHF – 800 MHz Radio System Expansion/Transition (~$18 Million)**



Future Capital Projects

- Warm Redundant Back-Up Center (~$4 Million)
- BCES Expansion / New Facility (~$2 to $12 Million)
- CAD (Computer Aided Dispatch)/RMS (Records Management System) Replacement – (~$2 to $8 Million)

Future Decisions

- BCES – Independent Agency
  - Charter
  - Assets
  - Contract Services

- Emergency Communications Sales Tax (Additional .10 or .20 - Voter Approved)
  - Franklin – 2024?, Benton – TBD

- Funding
  - Project Specific vs. Permanent Funding Sources

Questions?

EMERGENCY MANAGEMENT
EMERGENCY BENTON COUNTY SERVICES
EMERGENCY COMMUNICATIONS

Council Agenda Coversheet			
	Agenda Item Number: 3.	**Council Date:** 5/28/2024	**Category:** Policy Review
	Agenda Item Type:	Presentation	
	Subject:	Kennewick Fire Department: Standard of Cover	
	Department:	Fire Department	

Summary

Over the past six months, the Kennewick Fire Department has provided Council with information from the recently completed Fire Department Standard of Cover and Emergency Medical Services Evaluation. The information provided has been presented to both help educate Council and to provide information to assist Council with policy direction making.
This presentation will focus on:

The Kennewick Fire Department's immediate needs and rationale for those needs

- Data that addresses the necessity and demand for Fire Station 6
- The outcome of this presentation is to receive feedback in the following areas:

The response time standards for the Kennewick Fire Department

- Support for Fire Station 6
- Support for a Peak Hour Response Unit

Attachments:

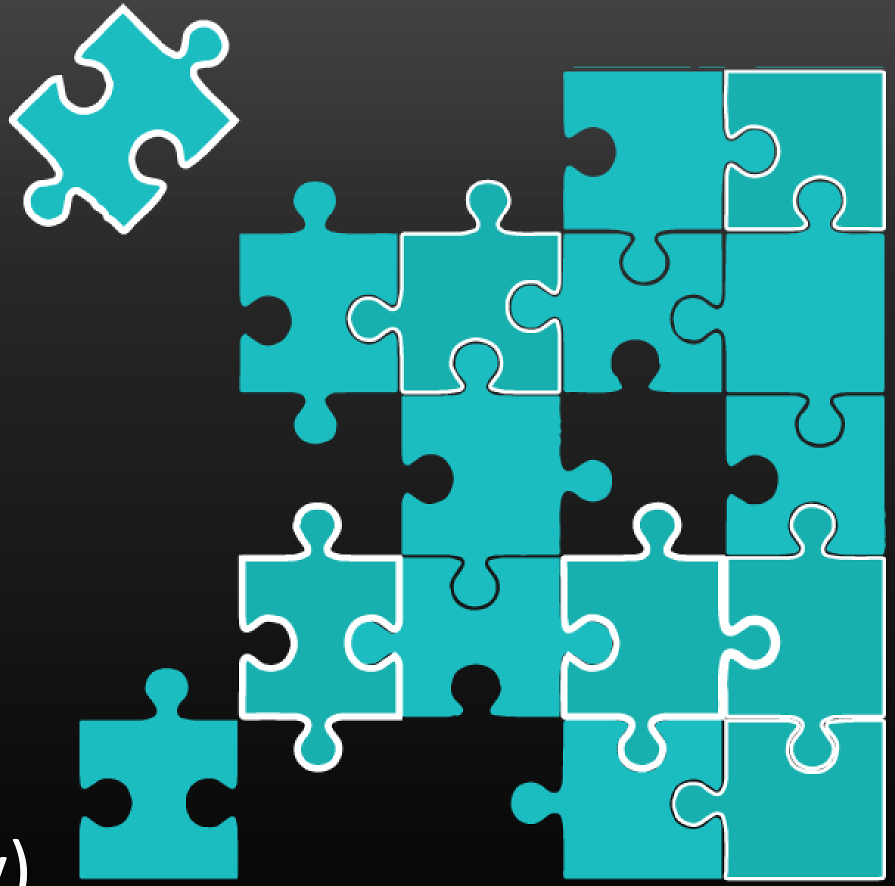
1. Presentation

Guided by principle, strong ethics & driven to serve others with compassion. We are trained, disciplined & effective.

KFD Standard of Coverage

Tonight's Focus… *"Putting the Pieces Together"*

1. **Summary / Review**
   KFD's immediate needs and rationale
2. **Fire Station 6 Timeline**
   Data: Necessity and demand
3. **What's Needed Tonight?**
   Council Feedback:
   - KFD's response time standards
   - Peak Hour Response Unit
   - Fire Station 6
4. **Final Piece**
   Cost of Service Study Results – Pending (July)



Summary / Review

KFD’s Immediate Needs

To Continue Our Expected Level-of-Service:

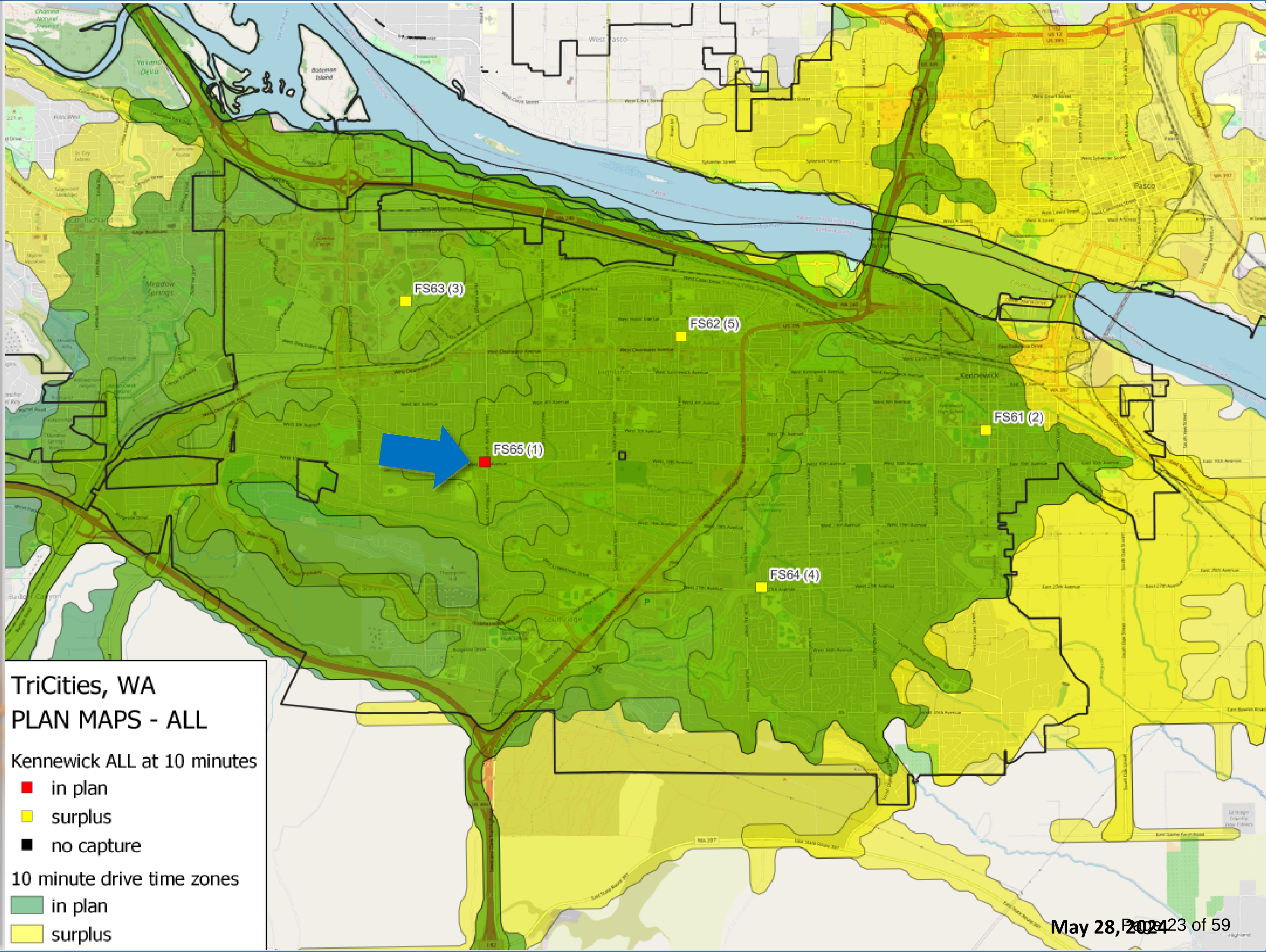
- Maintain current preferred staffing level
- Initiate a “Peak Hour” Basic Life Support (BLS) unit
- Adopt recommended response times
- Construct and staff Fire Station 6
- Ensure Effective Response Force alignment with municipal partners

Mission

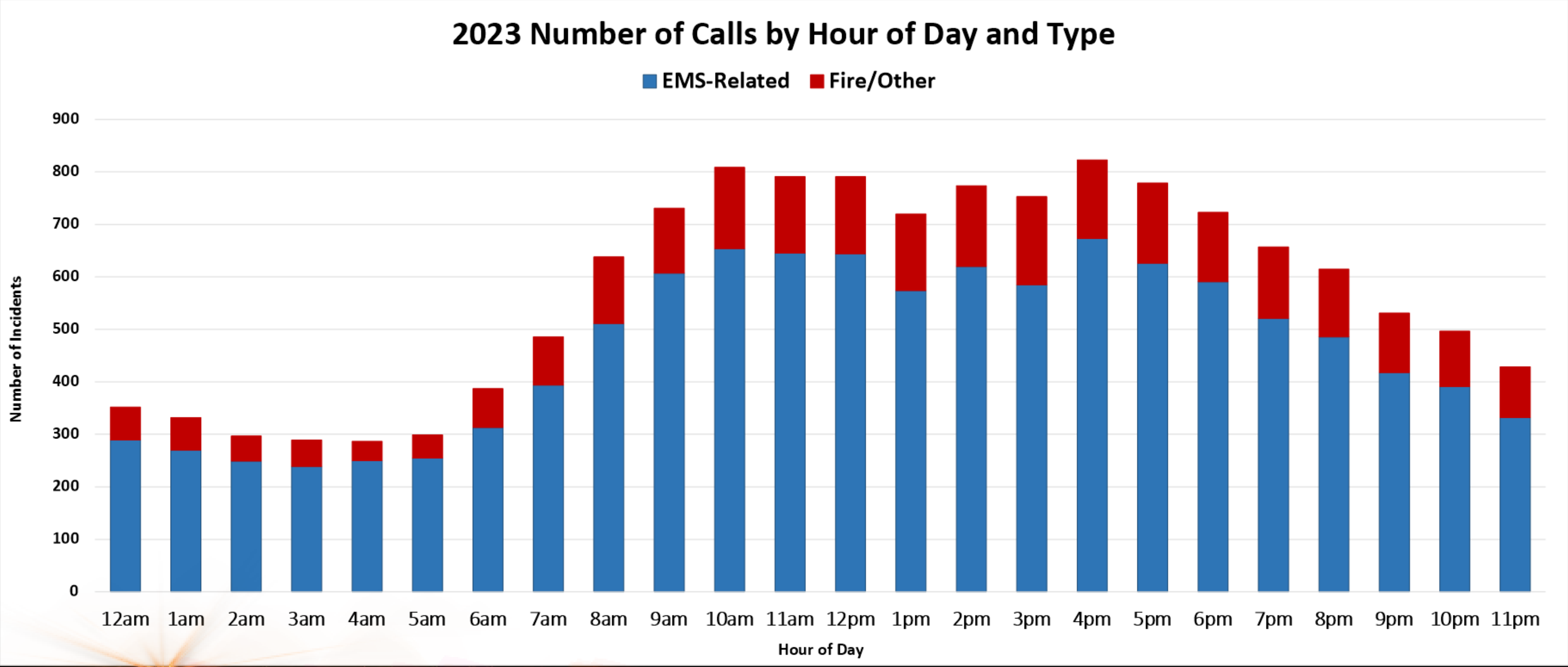
We partner with our community to proactively reduce risk and mitigate fire and life safety emergencies for those who live, work, and recreate in and around the City of Kennewick.

NEW Peak Hour BLS Unit

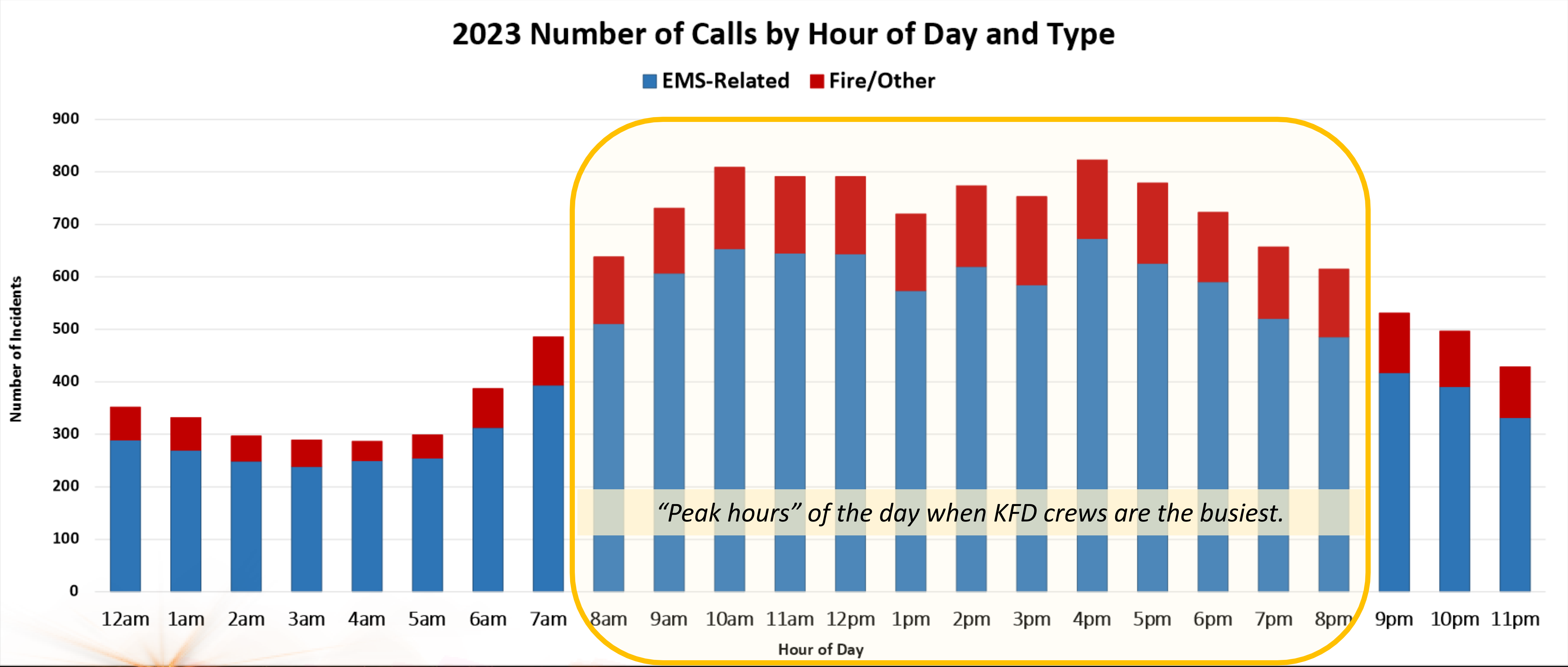
- Strategic coverage
- Approx. **98.7%** at **10 min.** response time
- Requires one additional BLS unit
- Located at Fire Station #5



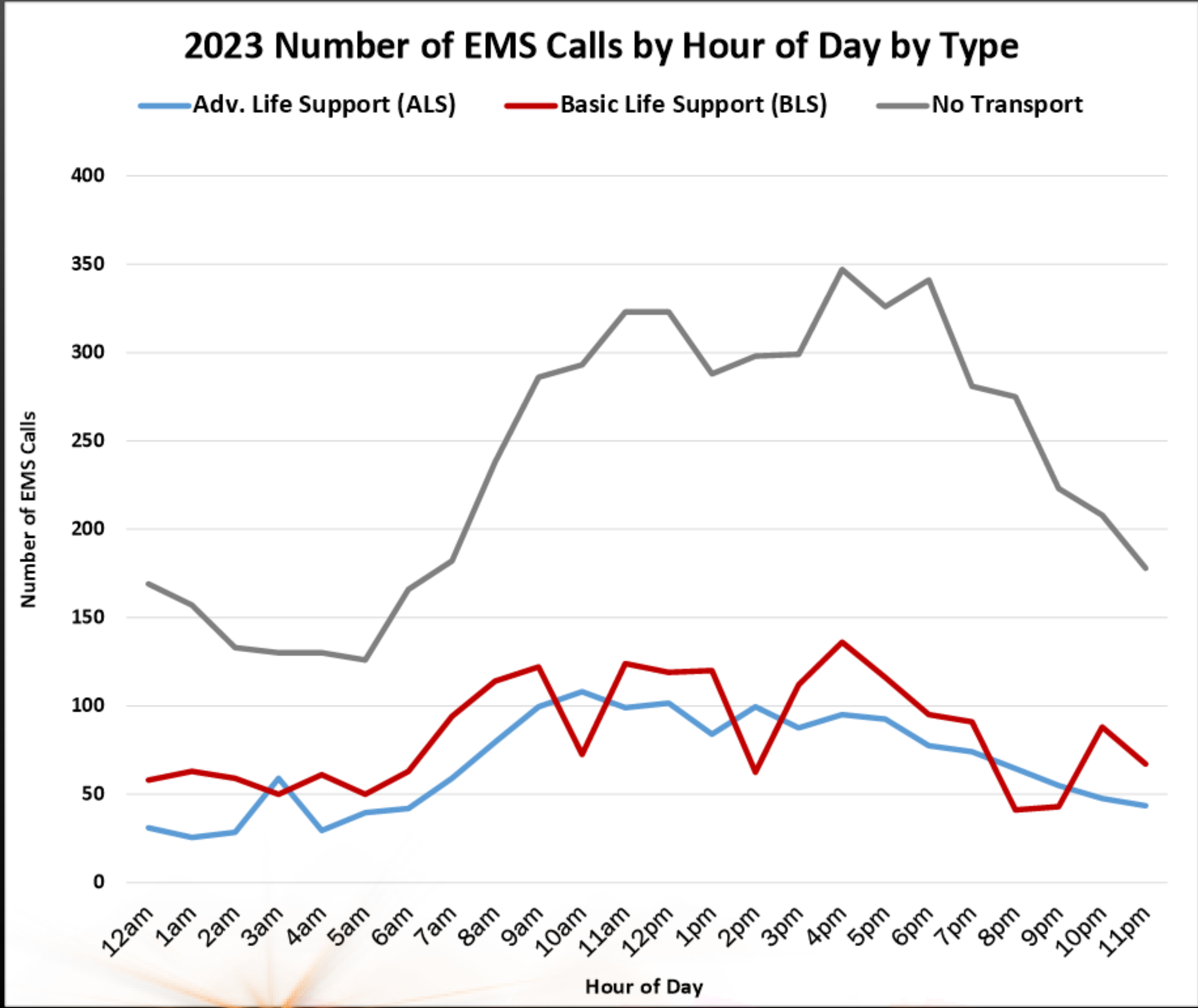
Peak Demand Times

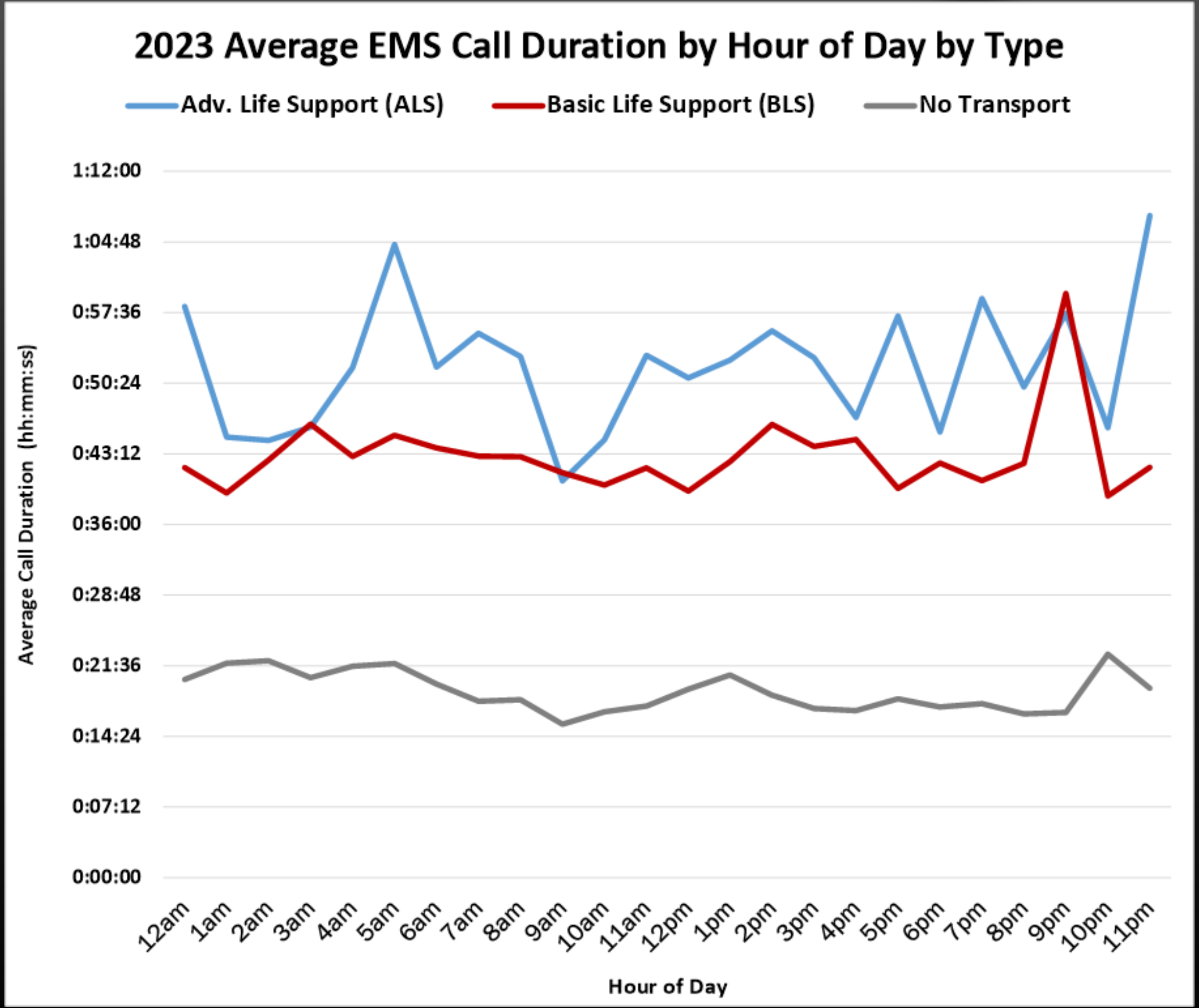


Peak Demand Times



EMS Calls by Time of Day & Duration





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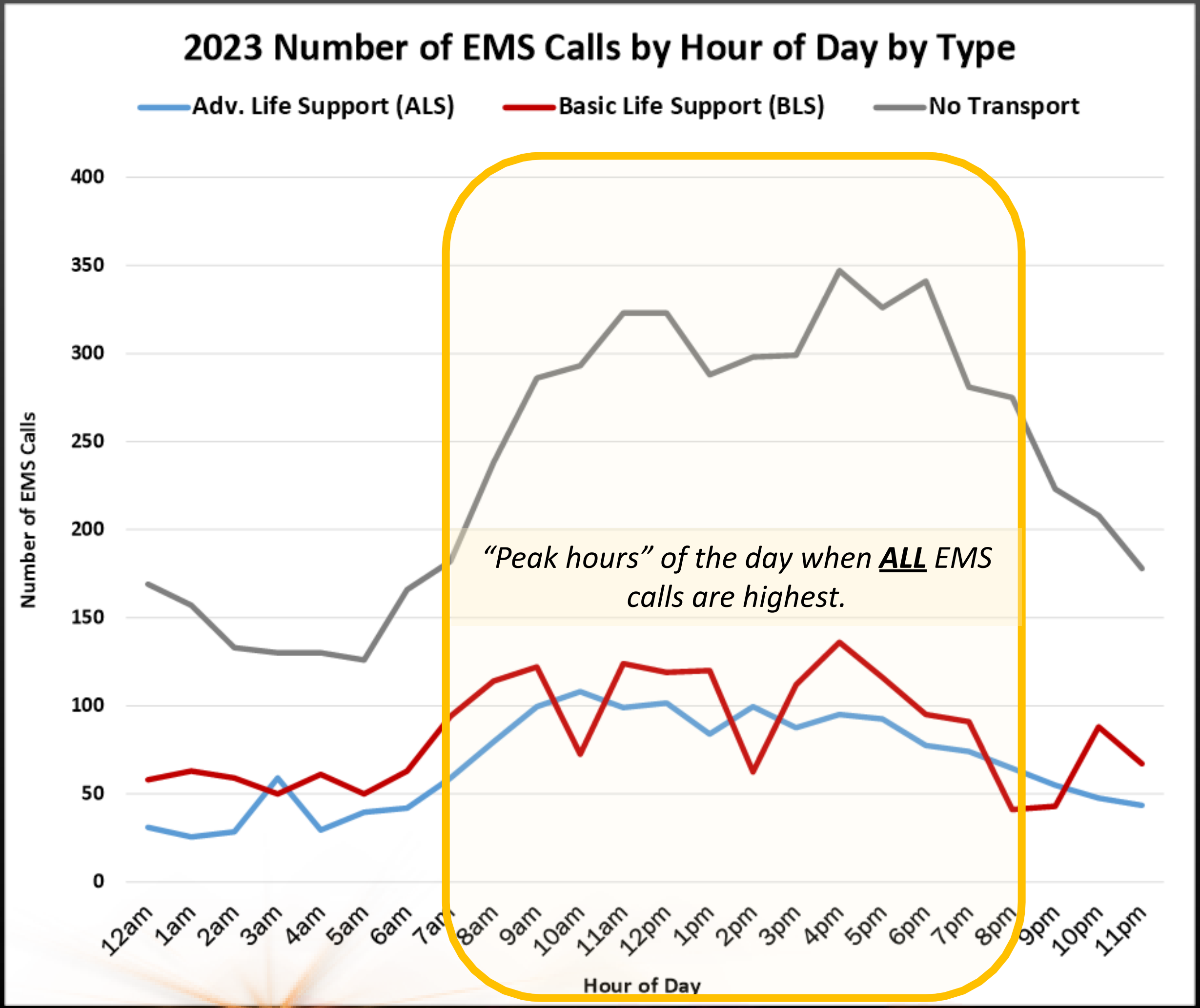
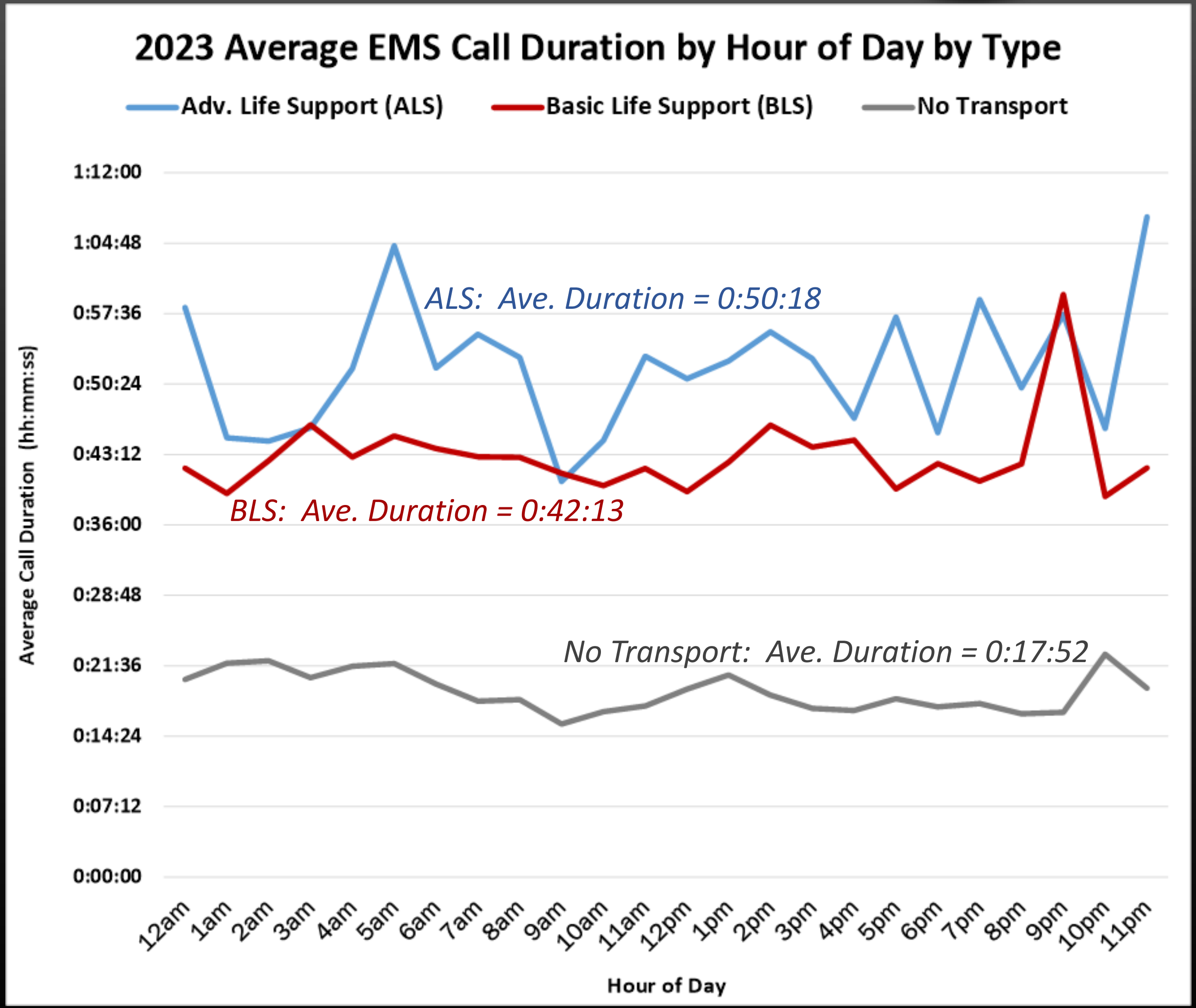
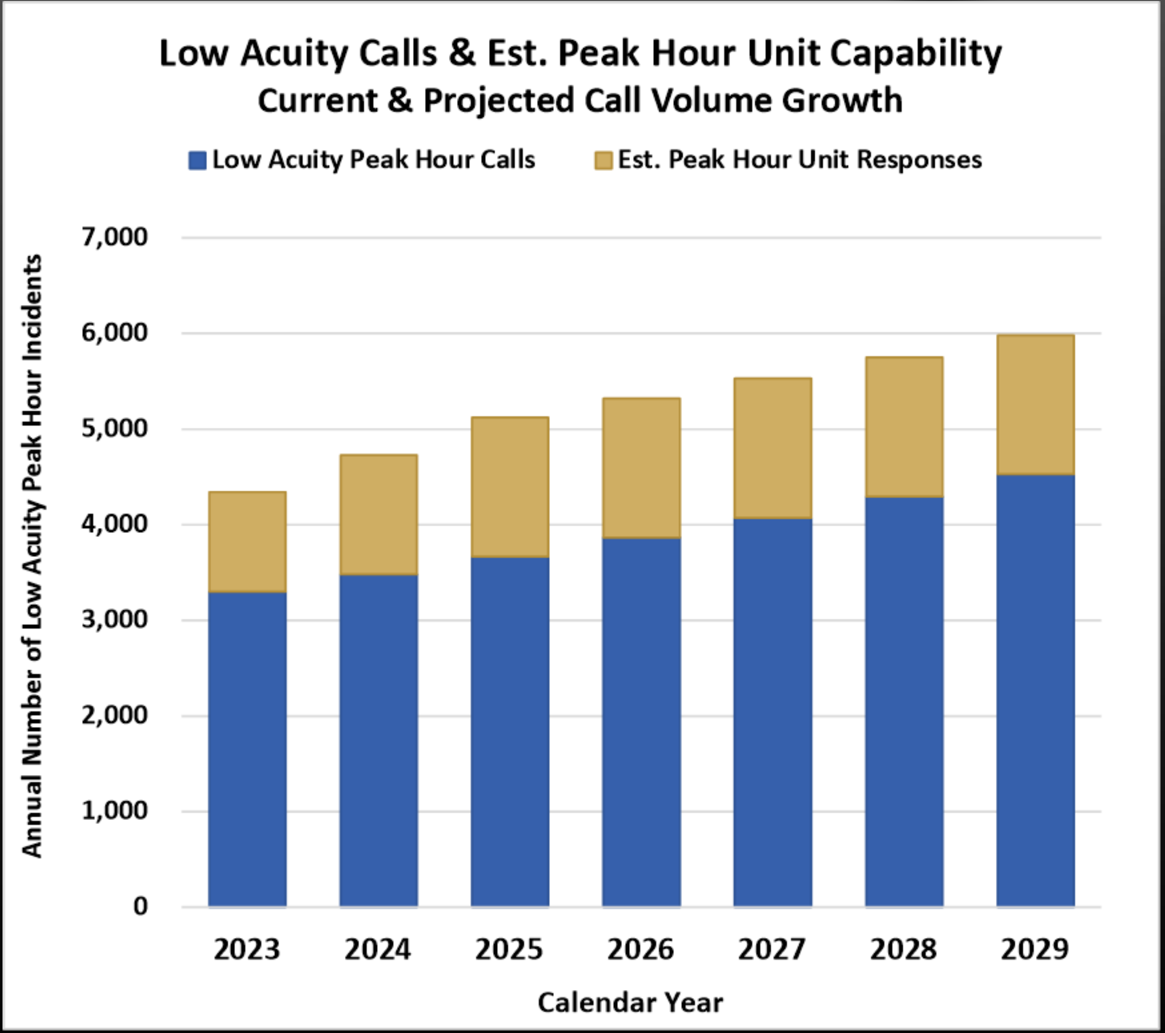




Estimated Peak Hour Unit Capability

2023 Data	Low Acuity Peak Hour (Pk-Hr) Calls	Ave. # Low Acuity Pk-Hr Calls/ Day	Overlapping Low Acuity Pk-Hr Calls	Ave. # Overlapping Low Acuity Pk-Hr Calls/ Day	Est. # Calls Feasible for Pk-Hr Unit/ Day
Jan	291	10	119	4	6
Feb	242	9	100	4	5
Mar	262	9	110	4	5
Apr	284	10	127	5	5
May	253	9	97	4	5
Jun	273	10	117	4	6
Jul	274	9	126	5	4
Aug	291	10	131	5	5
Sep	298	10	150	5	5
Oct	284	10	120	4	6
Nov	296	10	137	5	5
Dec	253	9	100	4	5
	3,301	10	1,434	4	5



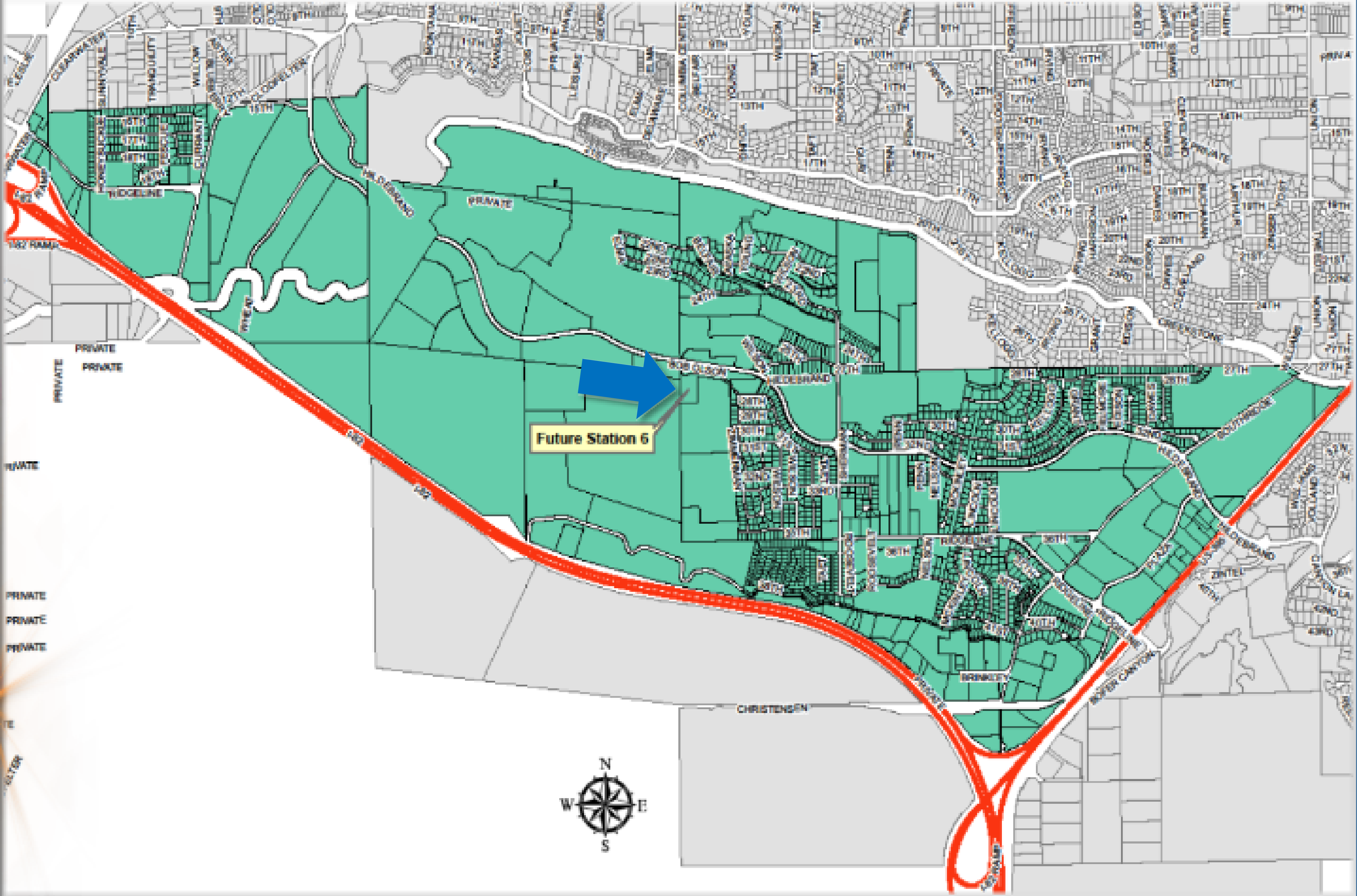
Fire Station 6 Demand

May 28, 2024

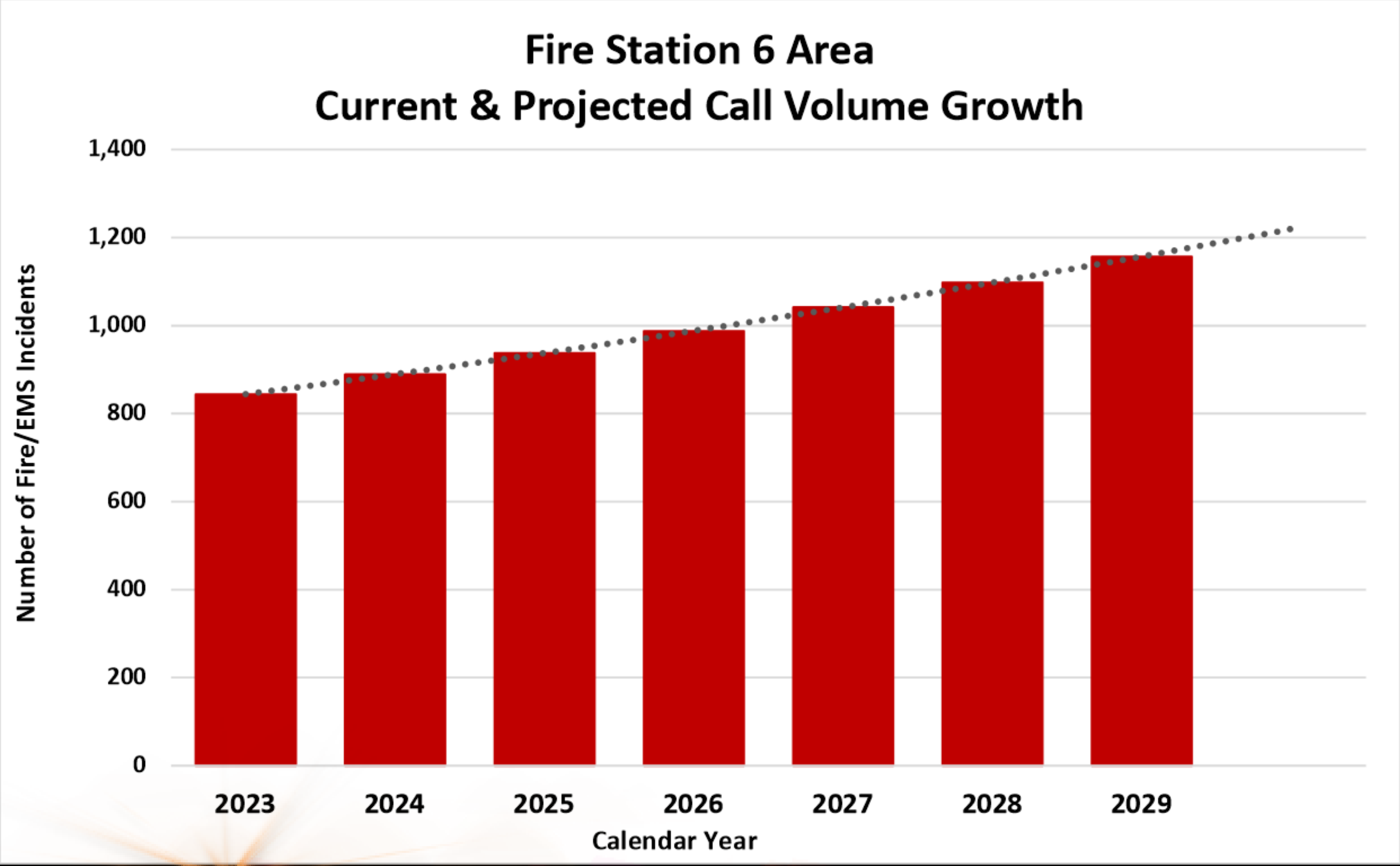
Kennewick Fire Department

Fire Station 6

- Increasing call volume
- Evidence of significant growth within this area
- Residential vs. commercial development
- Relieve the system



Fire Station 6 Demand

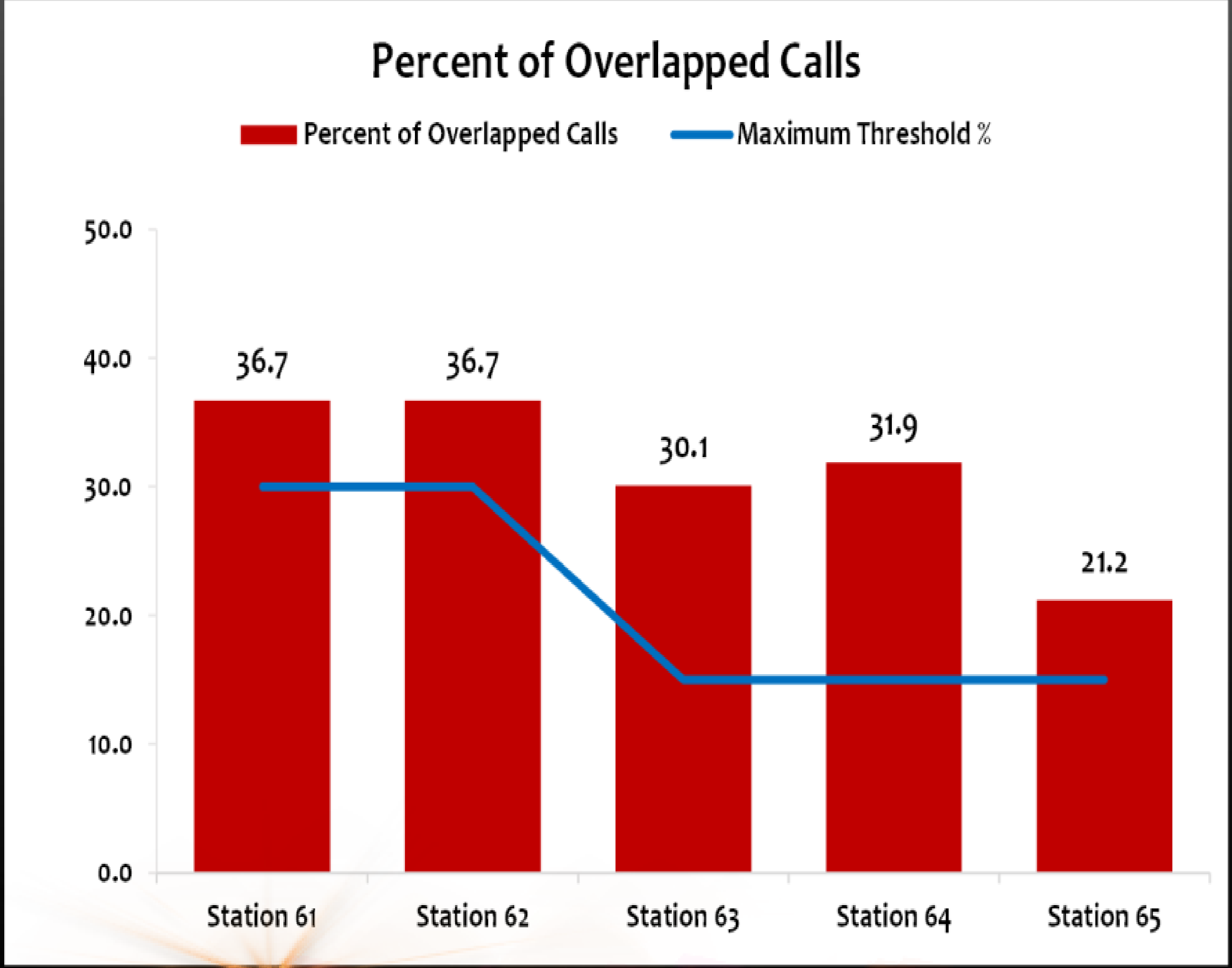


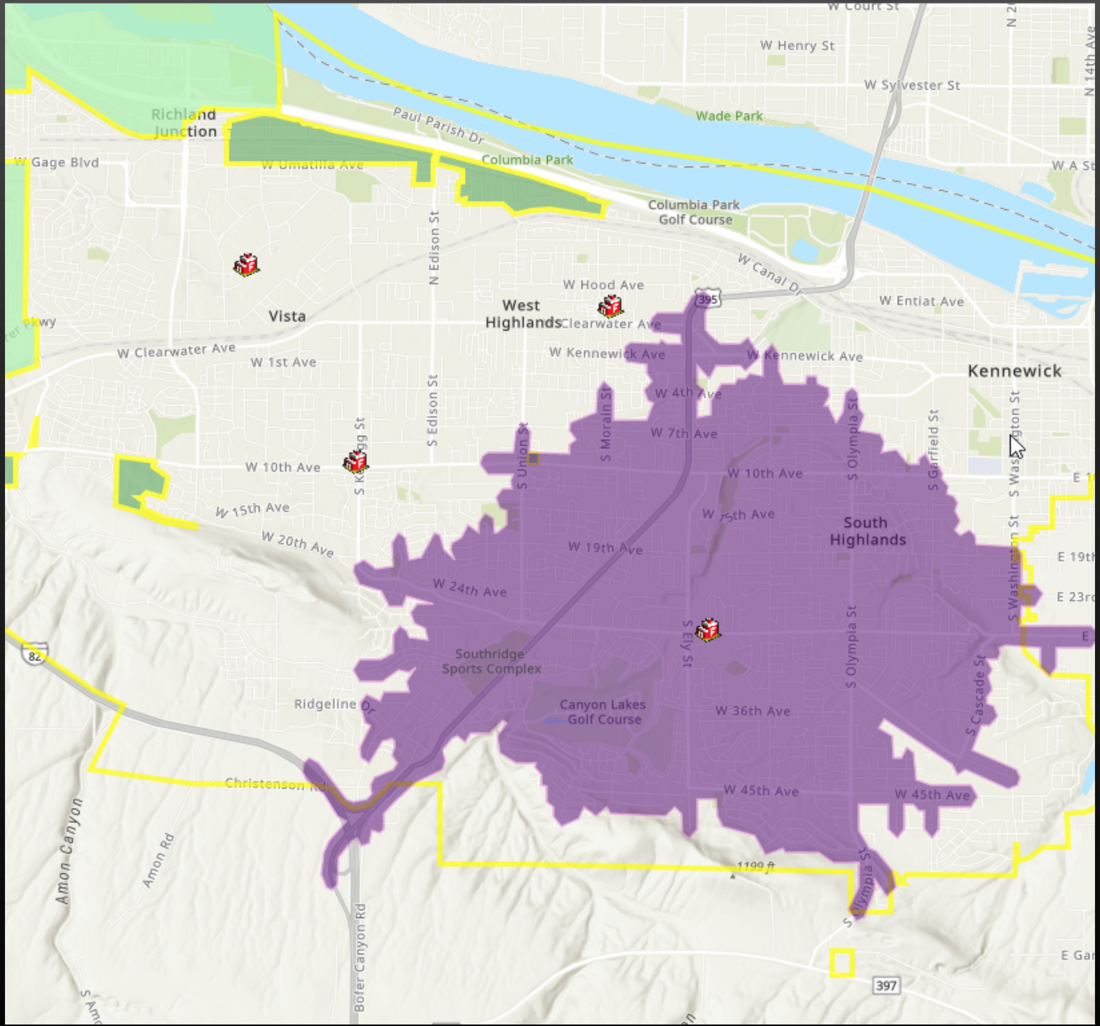
- Projected call volume growth was calculated using a compounded growth rate of **5.4%** based on the overall rise in call volume from 2018-2023.
- Additionally, these growth rate projections do **NOT** account for unfinished construction and/or building permits (regardless of status) due to unknown completion dates.

What Lies Ahead (FS 6 Response Area)

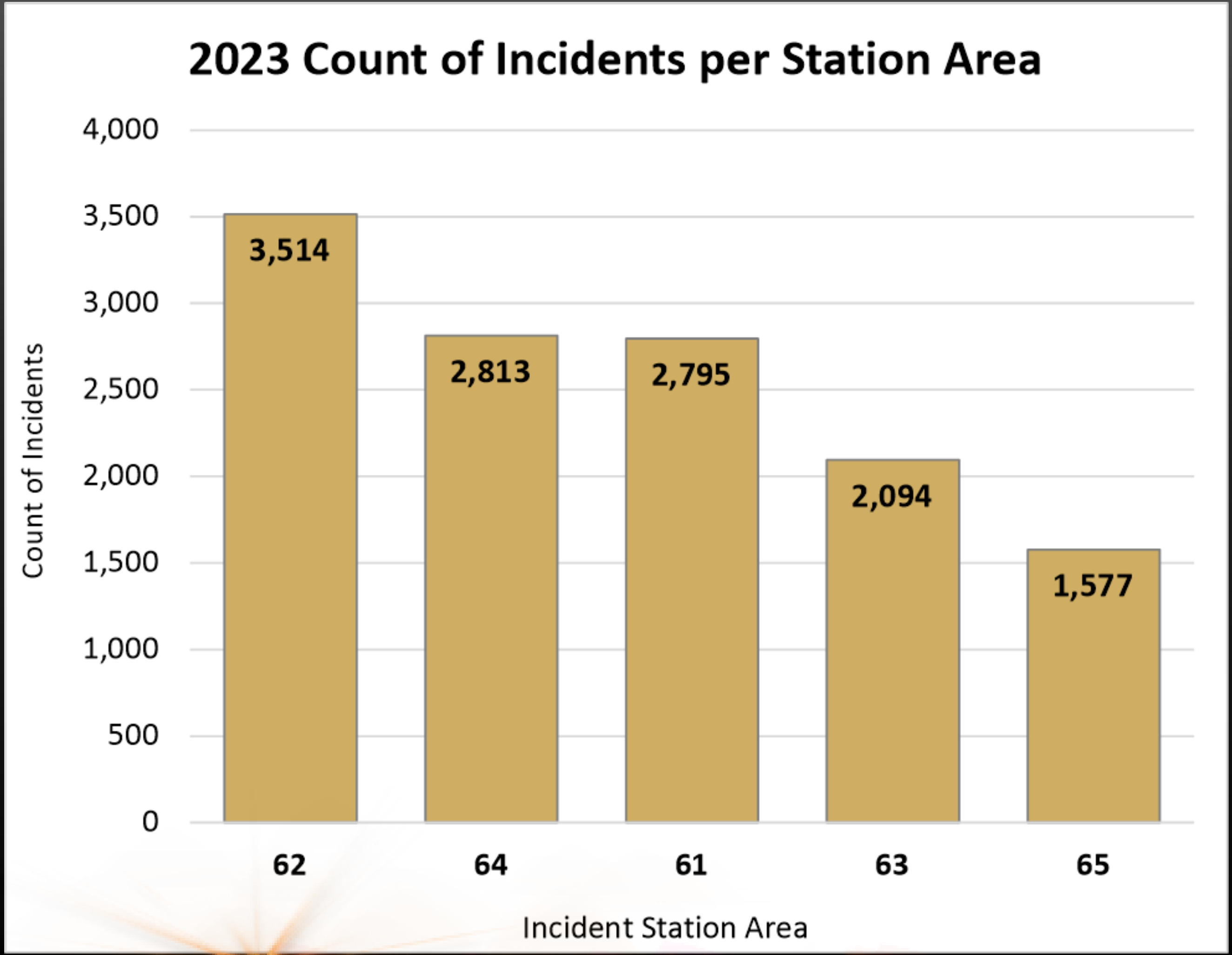
Two Separate & Distinct Issues

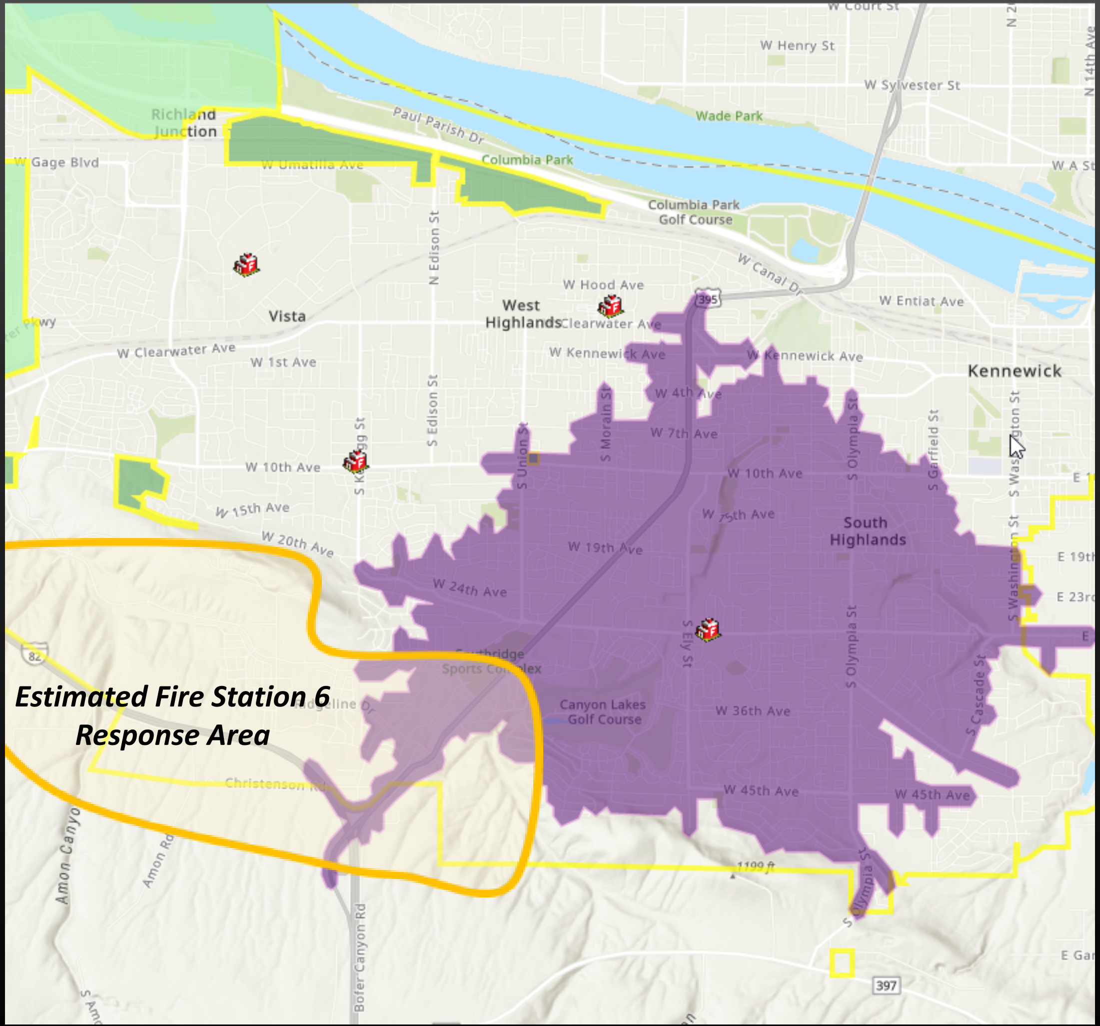
Two Distinct, yet Connected Problems





Two Distinct, yet Connected Problems





Work in Progress

Three-Pronged Approach

Reduce/eliminate incidents

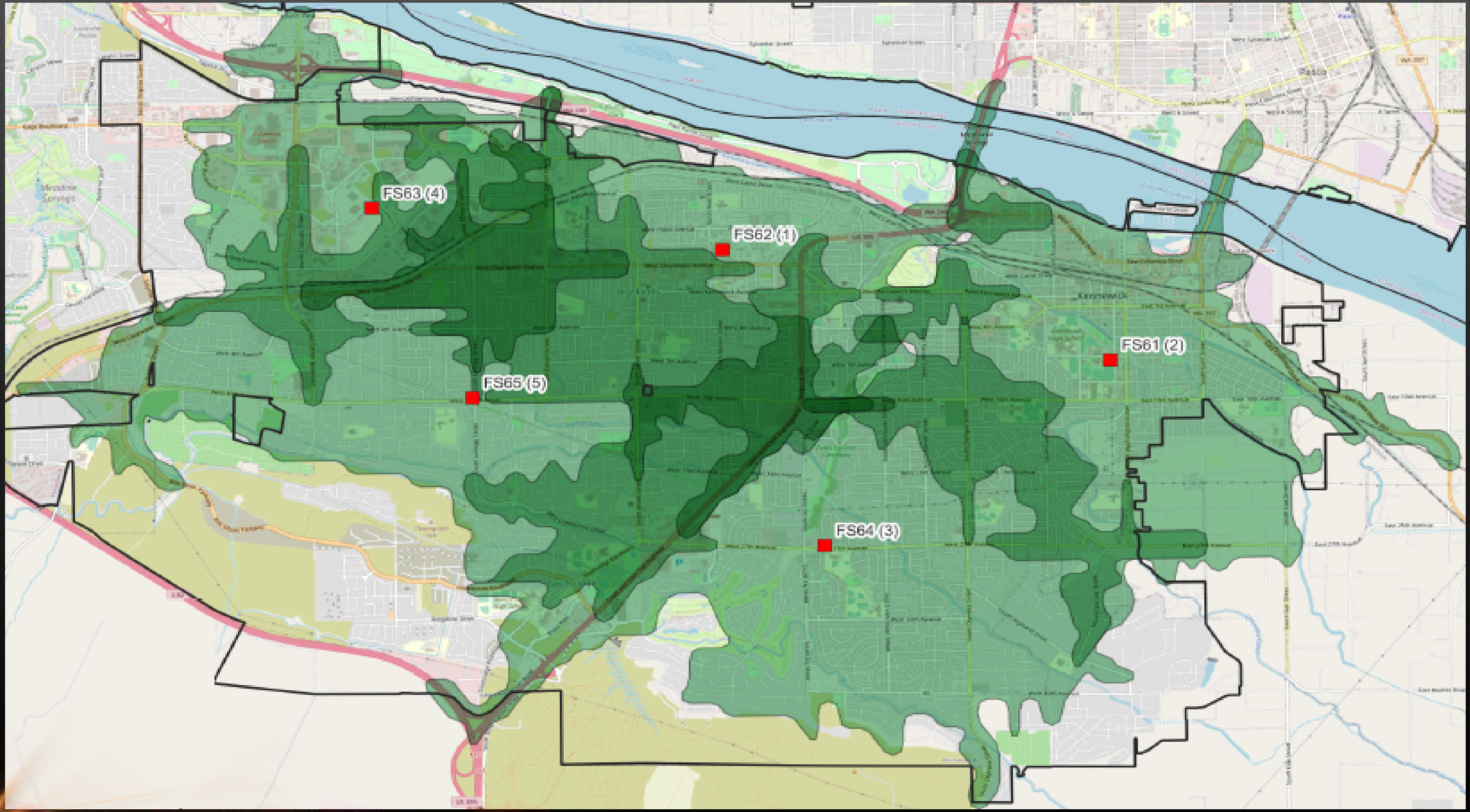
Send the right number of units at the right time for each call nature

Add additional resources

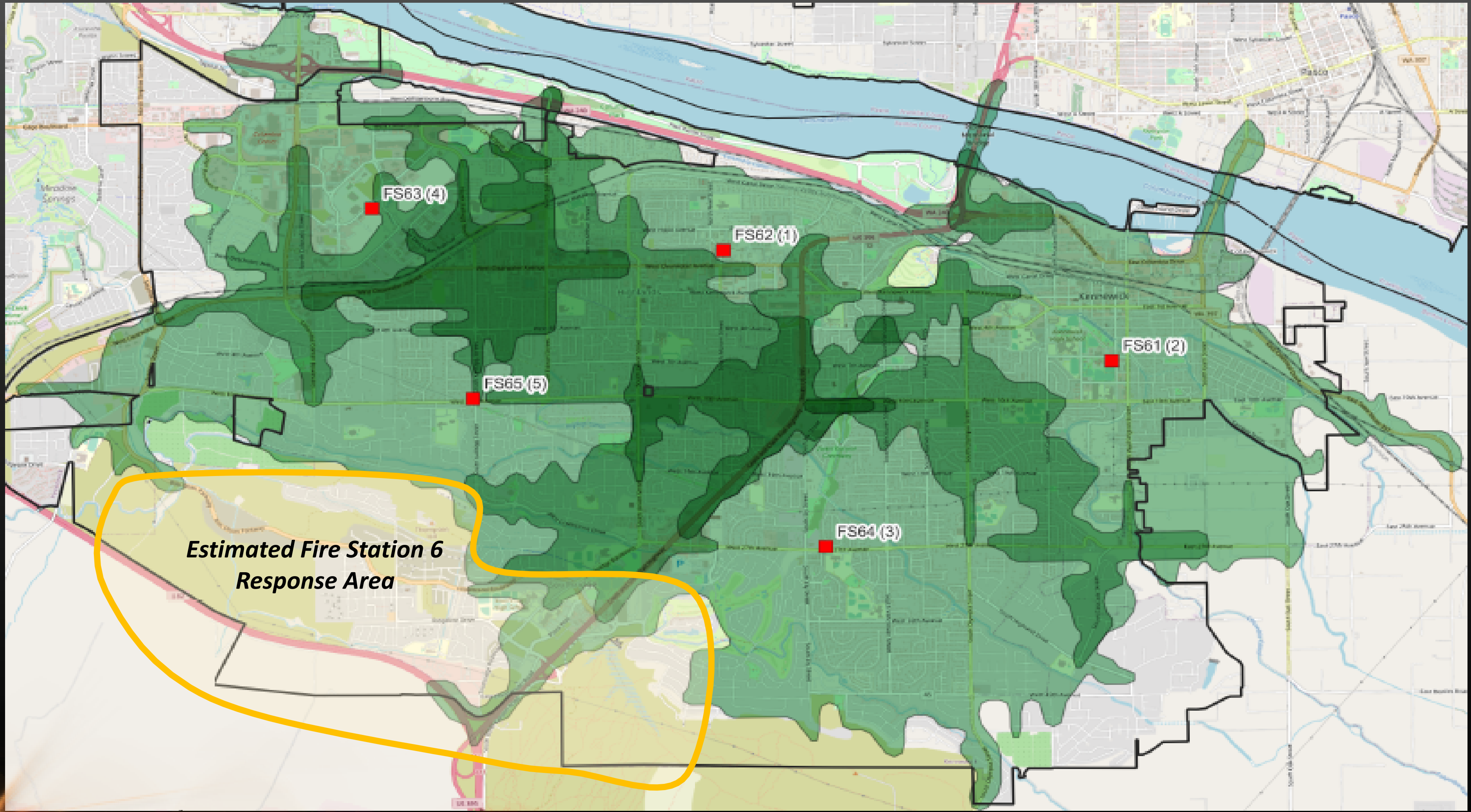
Performance Standards

May 28, 2024

5-Minute Travel Time – All Calls



5-Minute Travel Time – All Calls



Performance Measurement Recommendations

Response: 1st Arriving Unit on Scene		Current Performance Goals			Recommended Goals		
Incident Type	**Minimum # People**	**Turnout Time**	**Travel Time**	**TOTAL Response Time**	**Turnout Time**	**Travel Time**	**TOTAL Response Time**
Emergency Medical - Advanced Life Support (ALS, Med 3 & 4)	2	0:01:00	0:04:00	0:05:00	0:01:00	0:05:00	0:06:00
Emergency Medical - Basic Life Support (BLS, Med 1 & 2)	2	0:01:00	0:06:00	0:07:00	0:01:00	0:08:30	0:09:30
Emergency Medical - **Peak Hour Unit** (BLS, Med 1 & 2)	3	--	--	--	0:01:00	0:10:00	0:11:00
Fire Suppression (All Types)	3	0:01:45	0:05:00	0:06:45	0:01:45	0:05:00	0:06:45
Technical Rescue	3	0:01:45	0:05:00	0:06:45	0:01:45	0:05:00	0:06:45
Hazardous Materials	3	0:01:45	0:05:00	0:06:45	0:01:45	0:05:00	0:06:45
Service Calls (All Types)	2-3	0:03:00	0:06:00	0:09:00	0:01:45	0:10:00	0:11:45

Response: Effective Response Force (ERF)		Current	Recommended
Incident Type	**Minimum # People**	**TOTAL Response Time**	**TOTAL Response Time**
Emergency Medical (ALS, Med 4) - Cardiac Arrest	7	0:09:00	0:09:00
Fire Suppression - Residential Structure (1-2 Family Dwelling)	12	0:09:45	0:09:45
Fire Suppression - Commercial/Apartment Structure	17	0:09:45	0:12:00
Technical Rescue *(**Requires recall of off-duty personnel)*	11**	1:01:45	1:01:45
Hazardous Materials *(**Requires recall of off-duty personnel)*	9**	1:01:45	1:01:45

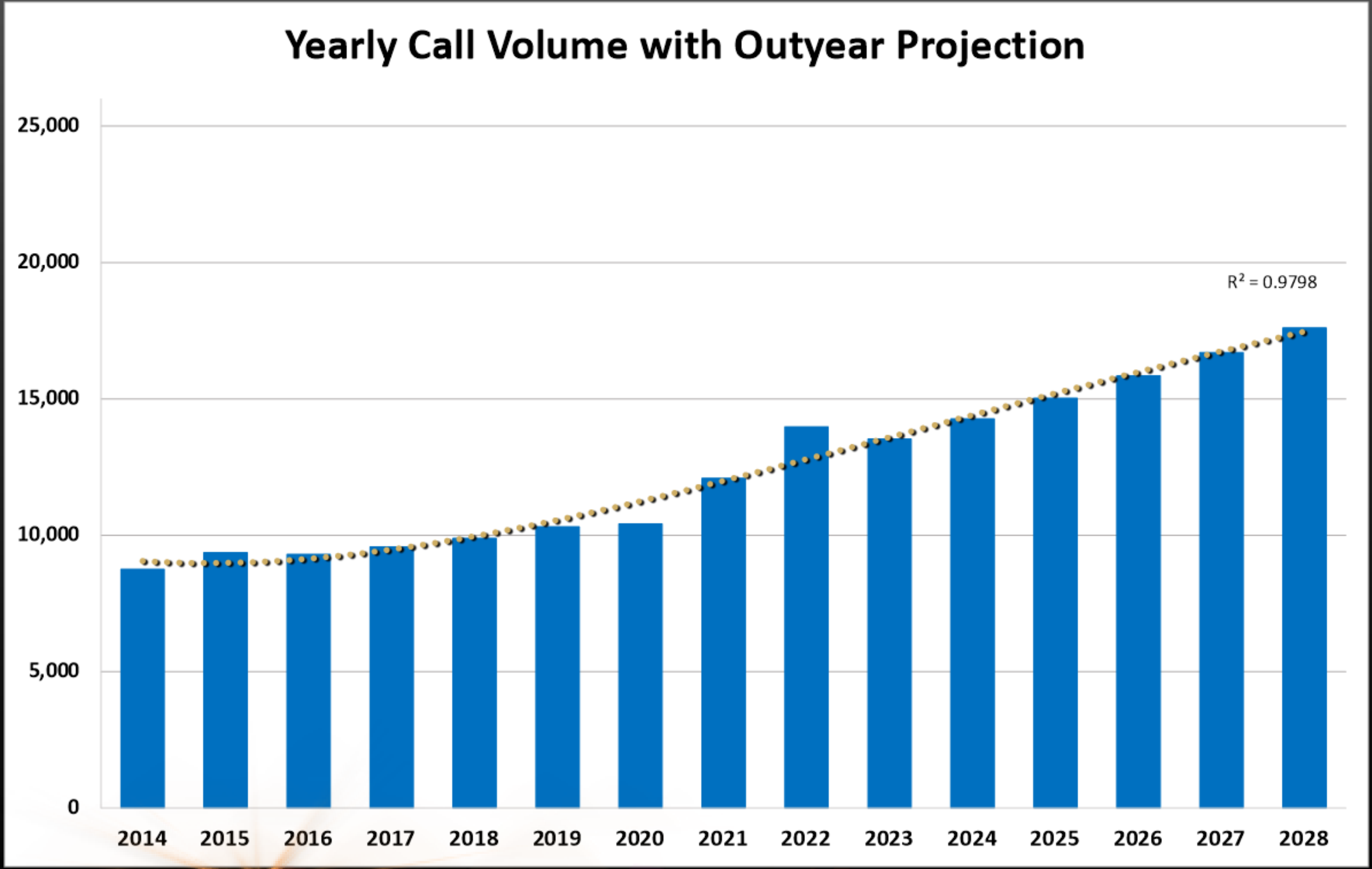
ERF assembly for significant **Technical Rescue & **Hazardous Materials** incidents requires recall of off-duty regional special teams personnel from KFD and other neighboring agencies.

Kennewick Fire Department

Challenges Ahead

May 28, 2024

Projected Incident Growth – All Calls



2023	2022	2021	2020	2019	2018	2017
13,530	13,980	12,094	10,418	10,309	9,889	9,574
-3.2%	15.6%	16.1%	1.1%	4.2%	3.3%	2.9%
-446	*1,886*	*1,676*	*109*	*420*	*315*	*266*
36.9%	41.4%	22.3%				

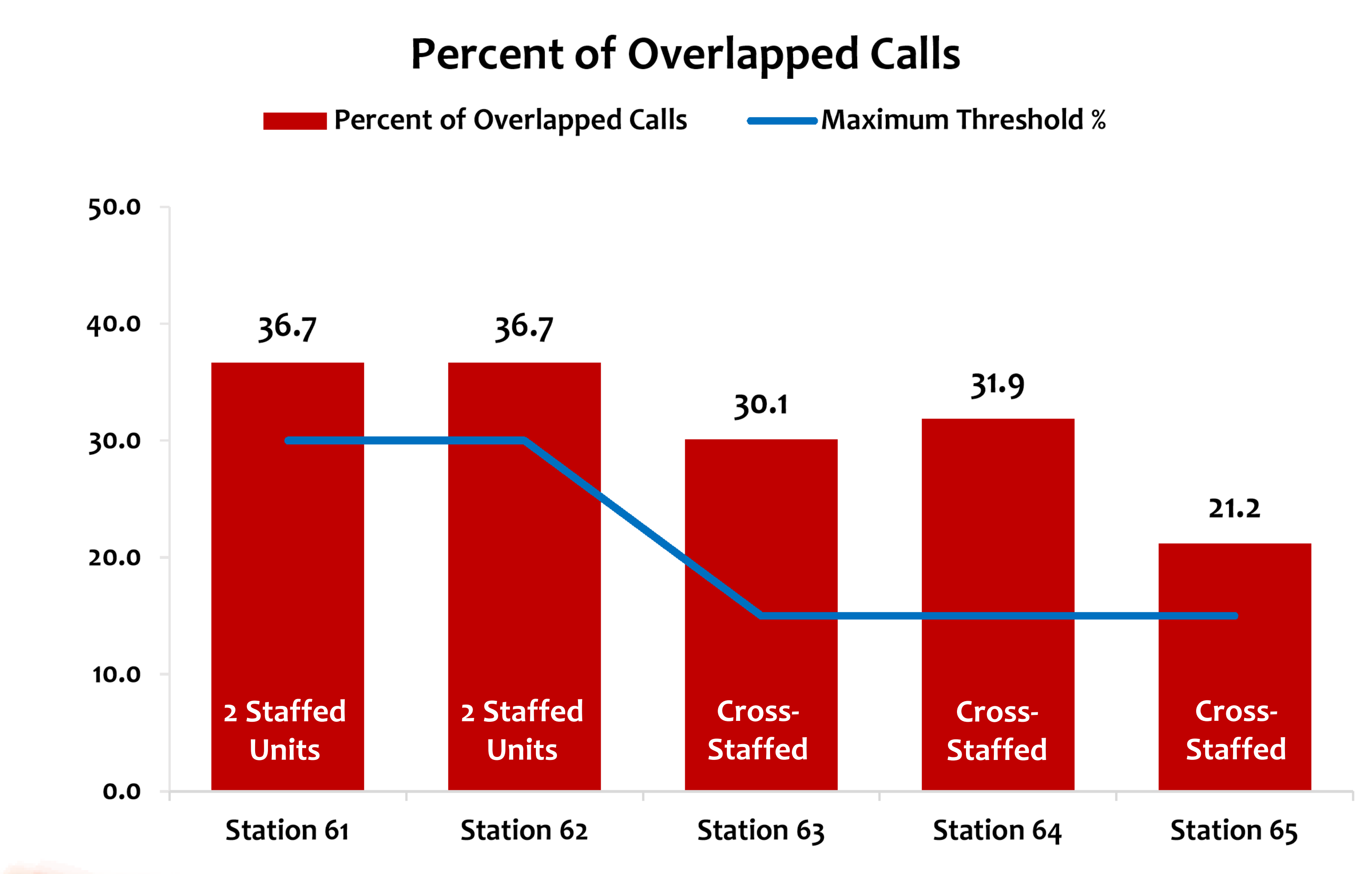
Overall % call volume increase since 2018

Call volume from 2018-2023 shows an overall increase of approx. 37% in spite of 3.2% decrease in 2023.

Concurrent Calls Will Continue to Increase

Threshold to separate cross-staffed units = call concurrency of:

- **15%**
- **1500 calls**



Response Area	Total Calls	Percent of Overlapped Calls	Dedicated Units or Cross-Staffed?
Station 61	2,989	36.7%	2 Dedicated Units
Station 62	3,607	36.7%	2 Dedicated Units
Station 63	2,299	30.1%	Cross-Staffed
Station 64	2,617	31.9%	Cross-Staffed
Station 65	1,630	21.2%	Cross-Staffed

QUESTIONS?

Council Agenda Coversheet	Agenda Item Number: 4. Council Date: 5/28/2024	Category:
	Agenda Item Type: Presentation	Info Only
	Subject: Three Rivers Convention Center Expansion	
	Department: City Manager	

Summary

At the recent City Council retreat held on May 17th and 18th, City Council indicated a desire to receive a presentation on several different aspects of the Three Rivers Convention Center expansion project. At the May 28th City Council workshop, the Kennewick Public Facilities District (KPFD) and city staff will provide a presentation on the project, which will include the following items:

- An overview of the 2022 Financial Feasibility Study completed for the project, including information about the project's broader economic impacts to the community.
- An overview of the master plan completed in 2023 for the Vista Entertainment District.
- A status update on the expansion project including its current scope and the General Contractor/Construction Manager (GC/CM) team selected for the project.
- An overview of potential funding opportunities for the project.
- A discussion on next steps and an overview of the proposed timeline for completion of the project.

Attachments:

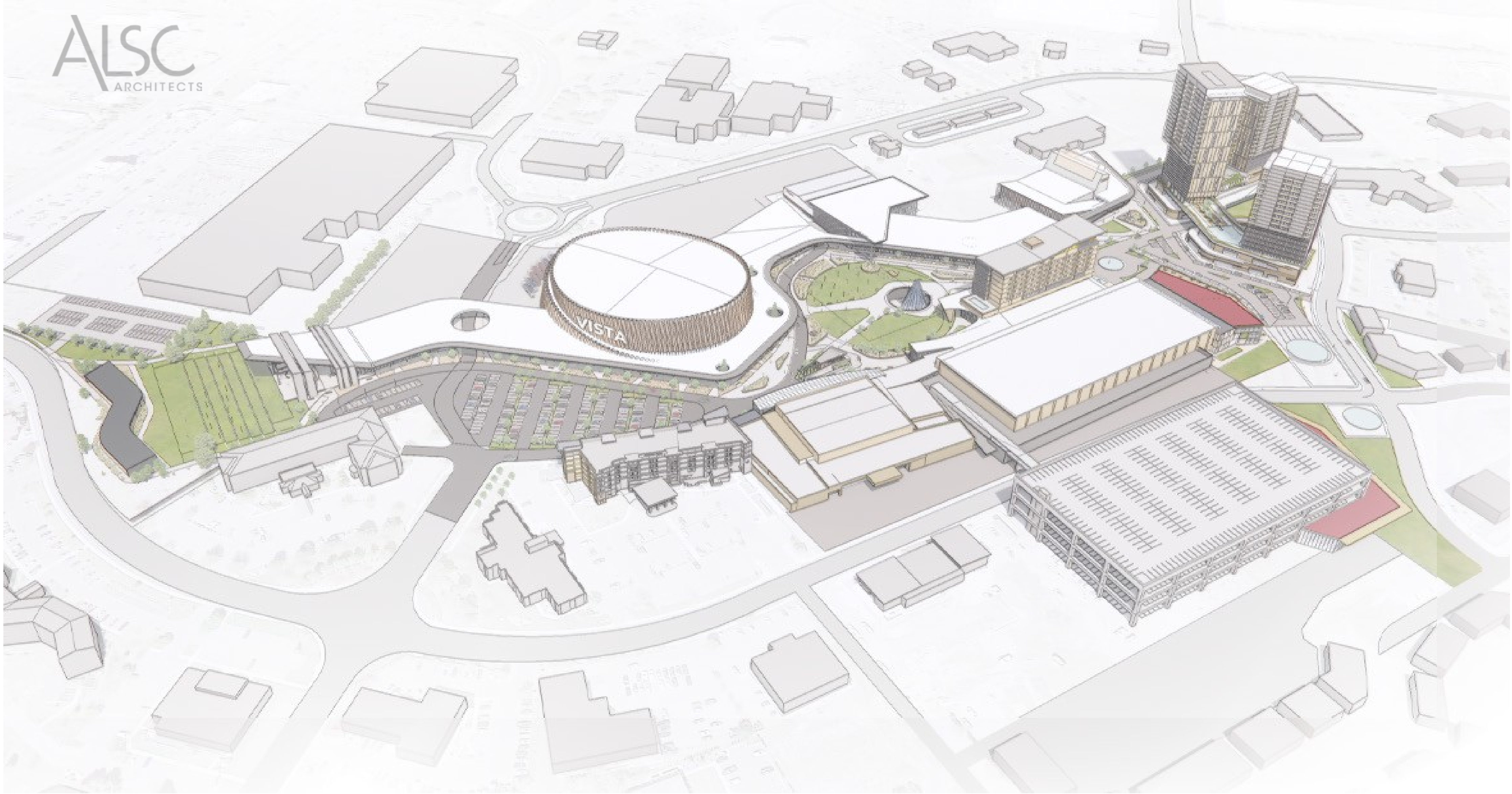
1. Presentation

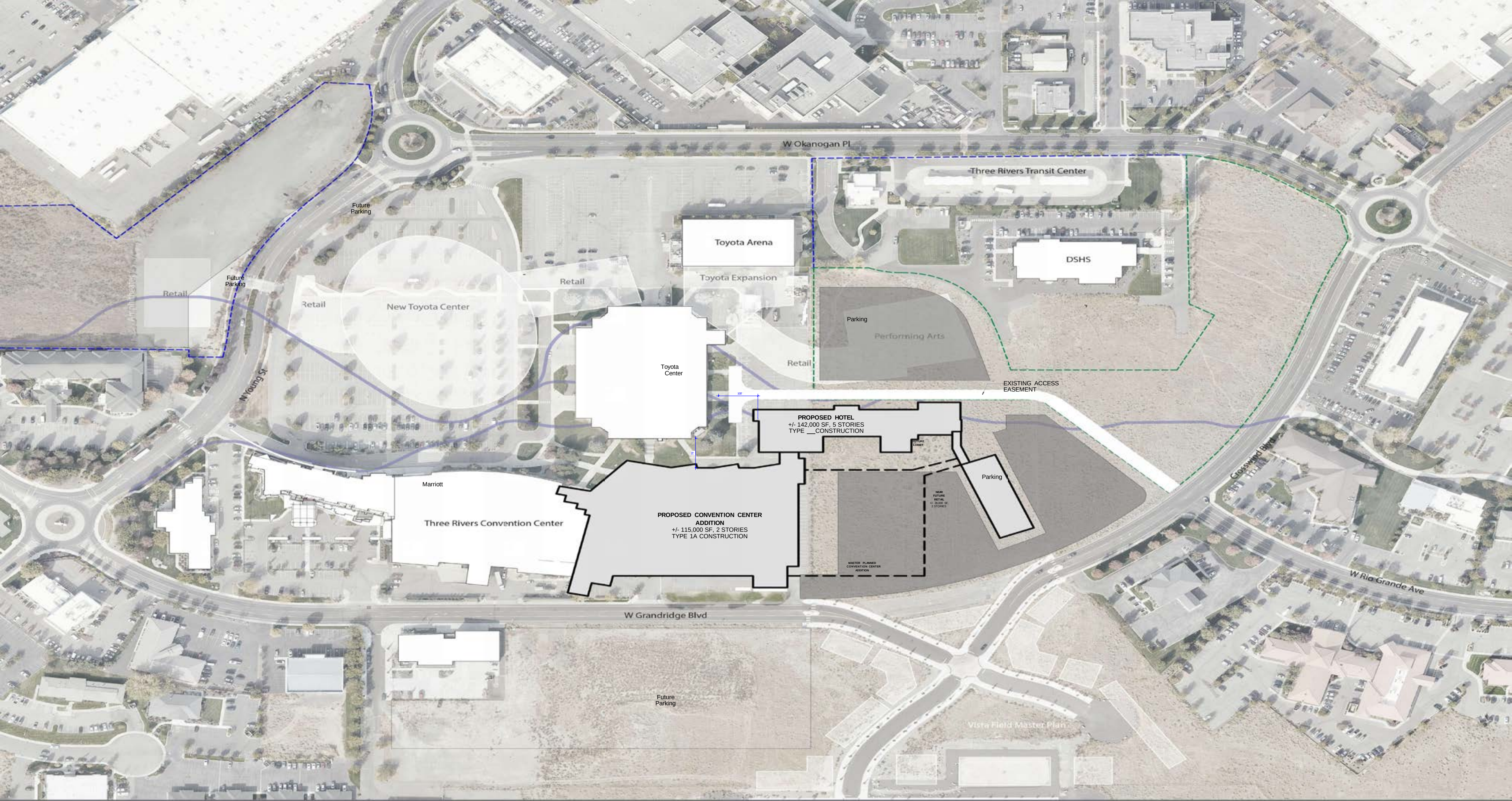
THREE RIVERS CONVENTION CENTER EXPANSION

CITY COUNCIL WORKSHOP
TUESDAY MAY 28, 2024

THE CONFLUENCE

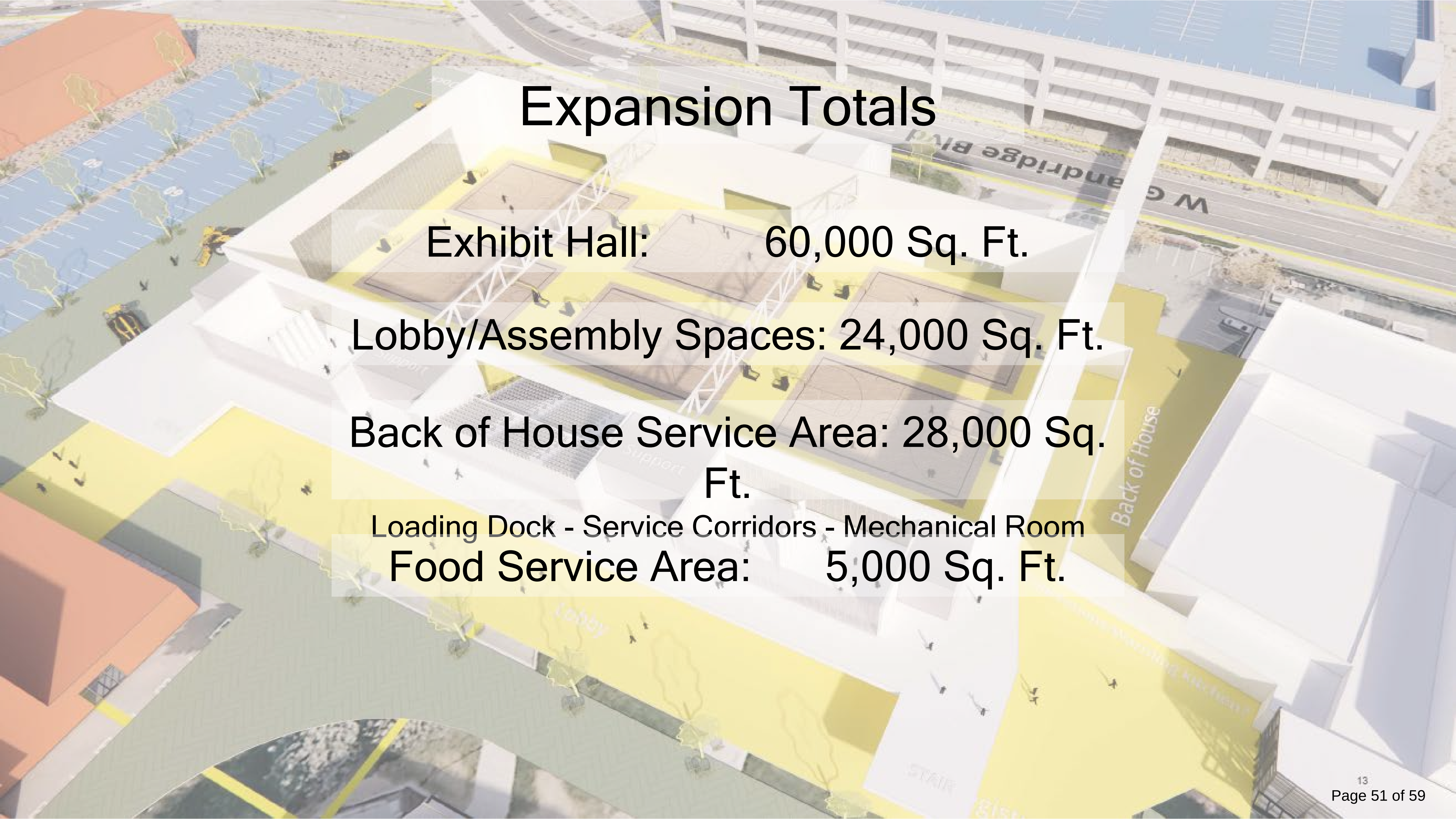
The Confluence concept emulates the flow and confluence of the Columbia River, the Yakima River, and the Snake River coming together in this unique region. The Vista Entertainment District strives to be a central gathering place at the confluence of Kennewick, Richland, and Pasco as well as the outlying communities near the Tri-Cities. The site wants to be accept and organize the confluence of people coming from multiple directions and gather them along a flowing pedestrian place, central to large events; a place to see and be seen.


ALSC ARCHITECTS
VISTA



Kennewick PFD

Scale 1"=60'



Expansion Totals

Exhibit Hall: 60,000 Sq. Ft.

Lobby/Assembly Spaces: 24,000 Sq. Ft.

Back of House Service Area: 28,000 Sq. Ft.

Loading Dock - Service Corridors - Mechanical Room

Food Service Area: 5,000 Sq. Ft.

 Source: Visit Tri-Cities Sports Facilities Market Analysis & Feasibility Study, Johnson Consulting

Johnson Consulting's recommendation for the City of Kennewick hinges on the commitment of the both local and regional participants supporting the facility. Also, given its location at the current adjacent to the current 3-Rivers Convention Center and Toyota Arena, some form of a partnership should be formed with them as well as surrounding hotels. This will help with room blocks and decreased rates for participants. Given there are already two sheets of ice, a perfect complement to that would be a third sheet of ice to host large tournaments and an indoor basketball/volleyball complex that could also serve residents of the Tri-Cities.

- **1 Additional sheet of ice**
- **60,000 Square Foot Indoor Sports Complex**
  - 4 basketball courts/8 volleyball courts
  - Indoor Walking Track
- **20,000-30,000 Family Entertainment Space**


Source: Hammond Sports Complex

The envisioned facilities draw upon a combination of an indoor multipurpose sports complex complimented by an indoor ice complex. There is a need for basketball and volleyball facilities in not only Kennewick, but in all of the Tri-Cities. Local leagues (both youth and adult) can utilize the facilities throughout the year, while hockey, basketball, and volleyball organizations can rent the space for practice and occasional tournaments. Additionally, there are several sports that can be accommodated on the flat floor space, including:

- Wrestling
- Cheer/dance
- Martial Arts
- Strength competitions
- Personal Sports Performance Training

SPORTING DIAGRAMS

Basketball

Volleyball

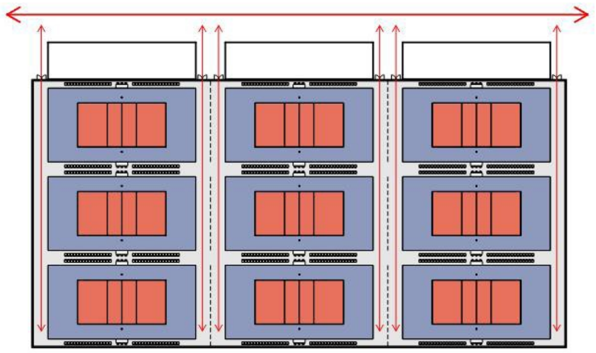
Gymnastics

Wrestling

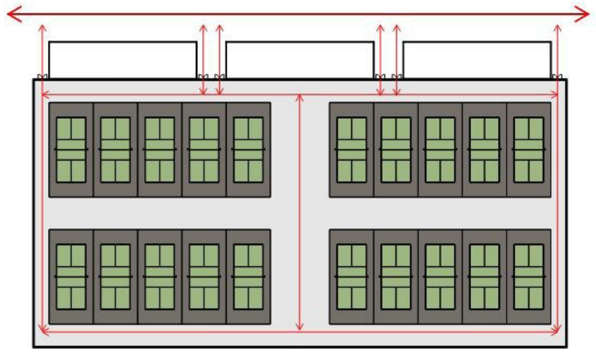
Pickle Ball

Indoor Soccer

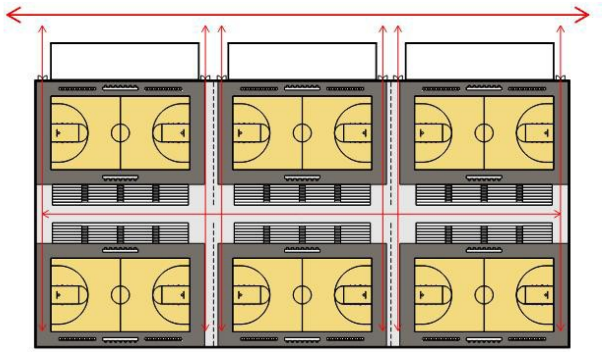
Taekwondo



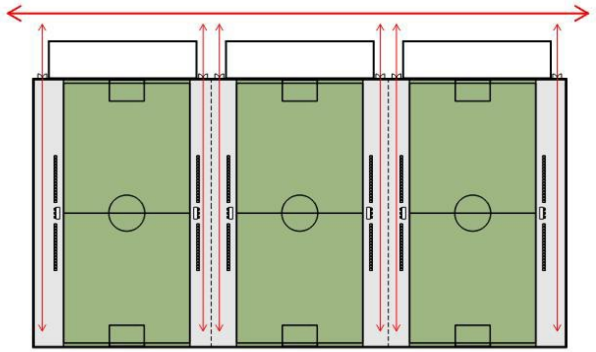
(9) VOLLEYBALL 30' x 60'



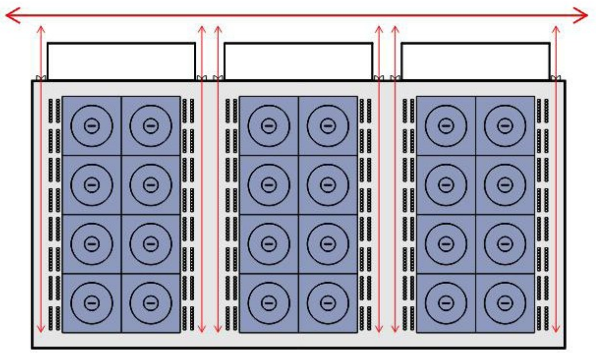
(16) PICKLEBALL 20' x 44'



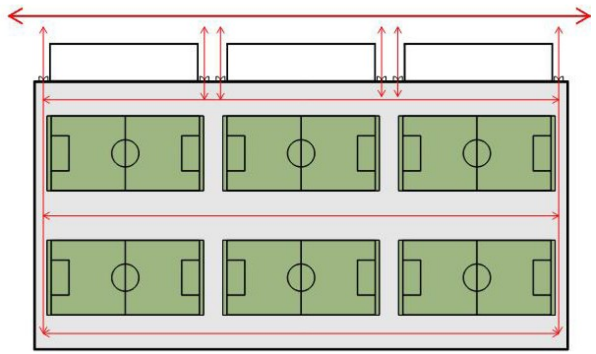
(6) BASKETBALL 50' x 94'



(3) 7x7 INDOOR SOCCER 85' x 175'



(24) WRESTLING 40' x 40'



(6) 5x5 INDOOR SOCCER 50' x 100'

TRCC Operating Projections

Three Rivers Convention Center Historical and Projected Revenues and Expenses ($000's)	2014	2015	2016	2017	2018	Year 1*	Year 2	Year 3	Year 4	Year 5**	Year 6	Year 7	Year 8	Year 9	Year 10
Event Revenue															
Facility Rental	$343	$292	$341	$394	$374	$577	$664	$759	$865	$987	$1,022	$1,065	$1,100	$1,152	$1,190
Food & Beverage (Net)	1,190	1,145	1,188	1,792	1,765	2,125	2,448	2,798	3,162	3,582	3,718	3,906	4,052	4,267	4,427
Equipment Rental	206	181	222	256	298	285	328	375	427	488	505	526	544	569	588
Facility Fee	4	3	0	0	0	3	4	4	5	6	6	6	6	7	7
Total Event Revenue	**$1,744**	**$1,622**	**$1,750**	**$2,442**	**$2,438**	**$2,990**	**$3,444**	**$3,937**	**$4,459**	**$5,063**	**$5,251**	**$5,503**	**$5,703**	**$5,995**	**$6,212**
Other Revenues															
In-House Event Revenue	$101	$103	$145	$140	$166	$190	$196	$202	$208	$214	$221	$227	$234	$241	$248
Advertising & Sponsorship	3	3	33	32	28	35	36	38	39	40	41	42	44	45	46
Outside Services Revenue	2	0	0	0	0	1	1	1	1	1	1	1	1	1	1
Reimbursed Event Expenses	2	2	6	1	(1)	2	3	3	3	3	3	3	3	3	3
Interest	0	0	0	0	0	2	2	2	2	2	2	2	2	2	2
Other	57	45	36	44	36	45	46	48	49	50	52	54	55	57	59
Total Other Revenue	**$165**	**$153**	**$219**	**$216**	**$229**	**$275**	**$284**	**$292**	**$301**	**$310**	**$319**	**$329**	**$339**	**$349**	**$359**
Total Gross Revenues	**$1,909**	**$1,775**	**$1,969**	**$2,659**	**$2,667**	**$3,265**	**$3,728**	**$4,229**	**$4,760**	**$5,373**	**$5,570**	**$5,832**	**$6,041**	**$6,343**	**$6,571**
Indirect Expenses															
Payroll and Benefits	$1,410	$1,450	$1,449	$1,643	$1,753	$1,850	$2,193	$2,537	$2,845	$3,136	$3,223	$3,313	$3,406	$3,501	$3,600
General and Administrative	35	34	38	140	60	67	77	88	101	115	119	124	128	134	139
Occupancy	291	277	321	374	332	812	836	861	887	914	941	970	999	1,029	1,059
Event Expenses	76	94	87	113	120	135	156	178	203	232	240	250	258	270	279
Services and Operations	361	374	426	505	582	953	981	1,011	1,041	1,072	1,104	1,138	1,172	1,207	1,243
Other	11	14	12	23	10	201	223	246	267	288	296	305	314	323	333
Total Indirect Expenses	**$2,184**	**$2,244**	**$2,333**	**$2,799**	**$2,857**	**$4,019**	**$4,467**	**$4,921**	**$5,344**	**$5,756**	**$5,924**	**$6,099**	**$6,276**	**$6,464**	**$6,653**
Net Operating Income (Deficit)	**($275)**	**($470)**	**($364)**	**($140)**	**($190)**	**($753)**	**($740)**	**($692)**	**($584)**	**($383)**	**($354)**	**($267)**	**($235)**	**($121)**	**($82)**

**Reflects the first full-year upon expansion, which may be a number of years after today.*

Source: Three Rivers Convention Center, Johnson Consulting

TRCC Impacts

- The expanded TRCC is expected to generate close to 200,000 attendees and 70,600 room nights, annually
- This increased attendance and room nights volume is expected to generate $130.8 million in total spending, $26.4 million in increased earnings, approximately 1,000 jobs, and $6.9 million in sales tax and hotel/motel tax revenues
- Compared to the impact of pre- and post-expansion TRCC, the incremental, or “true” impact due to expansion, is estimated to include $82 million in total spending, $16.5 million in increased earnings, approximately 620 jobs, and $4.3 million in sales tax and hotel/motel tax revenues

Three Rivers Convention Center - Expanded
Summary of Annual and Incremental Impact

Indicator	Annual	Incremental*
Attendance	196,800	111,609
Room Nights	70,600	51,800
Economic Impact		
Direct, Indirect, and Induced Spending ($Millions)	$130.8	$82.0
Increased Earnings ($Millions)	$26.4	$16.5
Employment (FTE Jobs)	1,000	620
Fiscal Impact		
General Sales Tax ($000's)	$6,430	$4,045
Hotel/ Motel Tax ($000's)	451	293
Total ($000's)	$6,881	$4,337

**Reflects the difference between post-expansion and pre-expansion impacts.*
Source: Johnson Consulting

Property Overview

Washington Potato Conference Attendees: 2,538 - 4 days

Garlands Gymnastics Attendees: 329 - 3 days

Jan 20 - Jan 28, 2024

Favorite Places

Three Rivers Convention Center / 7016 W Grandridge Blvd. Kennewick, WA.

Rank	*Name*	*Distance*	*Visitors*
1	**Columbia Center** / 1321 N. Columbia Center Blvd. Kennewick WA.	**0.8 mi**	**3,280**
2	**Costco Wholesale** / 8505 W. Gage Blvd. Kennewick, WA.	**1 mi**	**1,901**
3	**Target Columbia Center Kennewick** / 1106 N Columbia Center Blvd. Kennewick, WA.	**0.3 mi**	**1,429**
4	**The Colonnade** *(Sportsmans Warehouse, Hobby Lobby, Best Buy, Outback Steakhouse)* / 6703 W Canal Dr. Kennewick WA.	**0.5 mi**	**1,421**
5	**Vintner Square** *(Target, Marshalls, Ulta, Hops & Drops)* / 2725 Queensgate Dr. Richland, WA.	**5.3 mi**	**1,385**
6	**Walmart Pasco** / 4820 N Road 68 Pasco, WA.	**3.9 mi**	**1,127**
7	**Walmart Kennewick** / 2770 S Quillan St. Kennewick, WA.	**3.2 mi**	**958**
8	**Tri-Cities Airport** / 3601 N 20th Ave. Pasco, WA.	**5.6 mi**	**897**
9	**Red Robin Gourmet Burgers** / 1021 N Columbia Center Blvd. Kennewick, WA.	**0.4 mi**	**427**
10	**Seattle-Tacoma International Airport** / 17801 International Blvd. Seattle, WA.	**168.6 mi**	**320**

Missed Opportunities

Conventions and Conferences currently out for Bid requiring 60,000 sq.ft.

29 Conventions- $16.4m Economic Impact

Current Events Outgrowing Three Rivers Convention Center

5 Conventions- $1.8m Economic Impact

Sports Currently seeking 60,000 sq.ft.

44 Known Events- $30m available to pursue

Visit Tri-Cities Facilitated events drew 48,566 to Kennewick in 2023

TRCC Expansion can draw an additional 35,488 annually

Sports will fill the short-term window while Conventions ramp up over 2-3 years

PROJECT FUNDING OPTIONS

- One-Time Reserves & Tax Revenues Generated by the Project
- Restricted Revenue Sources:
  - Lodging (Hotel/Motel) Taxes
  - Rural County Capital Funds
- Extension of Existing City Contribution to KPFD – set to expire in 2027
- Extension of Public Facilities Sales Tax (KPFD Revenue Source) – set to expire in 2027
- Other State/Federal Grants or New Funding Opportunities

Next Steps

Execute Contracts With ALSC Architects
& Lydig Construction

December 2024
Guaranteed Maximum Price (GMP)

$4,074,785
Total Encumbered to get GMP
Part of Total Budget, Not Additional.

$3,989,165 For Long Lead Mechanical
and Early Site Work for Parking Due to
Groundbreaking