



PORT OF PASCO

CONNECTING HERE WITH THERE

Much accomplished – much ahead

2017 was a big year for the Port with the completion of the Tri-Cities Airport expansion. The \$43-million venture was the largest capital project in Port history, and we are not stopping there. The next big expansion is occurring at the Tri-Cities Airport Business Center. Ground has been broken for a new public auto auction at the west end, and a local hotel entrepreneur has leased 2.9 acres to build an upscale hotel at the corner of Argent and 20th in 2018.

The Port of Pasco was honored at the Washington Public Ports Association annual conference as the 2017 Port of the Year. This prestigious award recognizes a selected Washington port that demonstrates exceptional success to the industry, and we were so proud to accept this award on behalf of our Port District.

2017 was also impacted by the sudden loss of Commission President Ron Reimann. His important contributions will benefit the Port for many, many years. Last fall, Vicki Gordon was first appointed, and then elected, to fill the open position. Commissioner Gordon brings her strong agriculture background, business acumen and community involvement to strengthen our board.

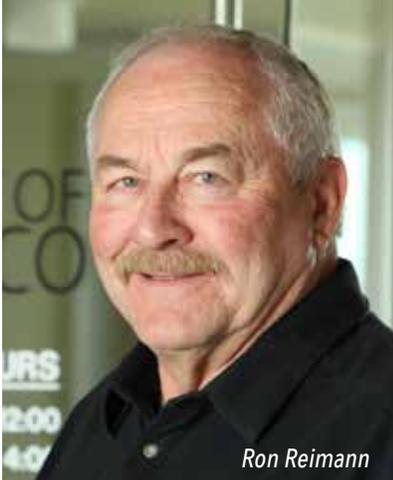
The Port Commission will always be proud of the growth and achievement of 2017, and is excited for opportunities that present themselves in 2018. As always, the Port Commission thanks our constituents for the privilege to represent you to create a Port District that promotes jobs, growth and progress.

Jean Ryckman
Commission President, Port of Pasco

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Ron Reimann

“We miss Ron very much, He was a dedicated Port Commissioner and a wonderful man.”



Vicki Gordon

He Made a Difference

Port of Pasco lost an important member of the Port family when Commissioner Ron Reimann died last July.

Ron won a six-year term on the Port of Pasco Commission in 2011 and took office in January 2012. At the time of his death, he was serving as President of the Commission.

During his time with the Port, Reimann utilized his extensive background in agriculture, agribusiness and water rights.

“He was incredibly well versed and respected in the industry, and the Port benefited from his wide expertise,” said Randy Hayden, Port Executive Director.

Also under Reimann’s watch, the Port undertook and completed the largest project in Port history – the expansion of the Tri-Cities Airport.

“His leadership and vision were instrumental in the outcome of the airport we now enjoy,” said Hayden.

Reimann was raised on a dryland farm in Ritzville, and following graduation from Eastern Washington University he enlisted in the Army. After his service, he didn’t plan on farming but in 1972, he joined his wife’s twin brother in forming T & R Farms near Moses Lake. In 1973, they moved to the Pasco area to begin an irrigated farm growing a variety of row crops and grains. It is a leader in the advancement of irrigation technology, water resources management and public policy development.

In addition, he was active in community and industry activities, including terms on the Warden and Star school boards and the Franklin PUD rate advisory committee, as well as president of the Washington State Potato Commission and Columbia Snake River Irrigators Association.

“We miss Ron very much,” said Hayden. “He was a dedicated Port Commissioner and a wonderful man.”

It was a natural step to appoint Mrs. Gordon to fill the District 1 vacancy.

Welcome New Commissioner Vicki Gordon

Port Commissioners and staff recently welcomed Vicki Gordon as the newly elected Commissioner representing Port District 1. She was originally appointed by the Commission on August 24 to fill the seat left vacant by the sudden death of Ron Reimann.

At the time of Commissioner Reimann’s death, he was running unopposed for a second term on the Port Commission. The unexpected vacancy forced the Franklin County Auditor to conduct a special 3-day filing period to seek candidates interested to run for this Port position on the November elections ballot.

Vicki Gordon was the only filer to run for this open seat in the November election.

“For Commissioners, it was a natural step to appoint Mrs. Gordon to fill the District 1 vacancy,” said Commission President Jean Ryckman. “The Port was preparing the 2018 budget, and we felt it wise to fill the seat at that time, so she could take part in the process.”

Commissioner Gordon has a long career of community service and serves on a number of community boards and committees. She is a proud alumnus and supporter of Washington State University. She and her husband Jeff own Gordon Estate Winery.



Receiving the Port of the Year award for the Port of Pasco were, left to right, Jim Toomey, Ron Foraker, Linda O'Brien, Commissioner Jim Klindworth, Randy Hayden, Commissioner Jean Ryckman, Buck Taft and Gary Ballew.

Port of the Year!

The Washington State Public Ports Association (WPPA) honored the Port of Pasco as 2017 Port of the Year at its annual conference in November. In making the award, WPPA noted the completion of the \$43-million Tri-Cities Airport renovation and expansion project.

WPPA Executive Director Eric Johnson highlighted

The Port is committed to promoting growth and economic prosperity in our region.

the new airport terminal project as an achievement that showcases what port's do best – taking a long view of improving key assets into new centers of public engagement and private investment for the betterment of the entire community.

In receiving the award, Commission President Jean Ryckman said, "The Port of Pasco is honored to receive this award and to be recognized for the contributions to our community. While people saw the 2 1/2-year construction project, they didn't see the five years of planning and budget discussions before the first wall was ever knocked down. WPPA is recognizing the entire effort of the Port of Pasco Commission and staff in making this project happen for the community."

The award also recognized other Port projects including the success of the Pasco Processing Center at attracting world-class food processors to Pasco and the significance of the Osprey Pointe Business Park to enhance economic opportunities in East Pasco.

"The Port is committed to promoting growth and economic prosperity in our region, and we are greatly honored to be recognized as the Port of the Year," said

Randy Hayden, Port of Pasco Executive Director. "Projects like these are years in the making, and I particularly want to recognize past Commissioners and staff who laid the groundwork for the successes we are seeing today."

Port of Pasco 2016 Financial Report

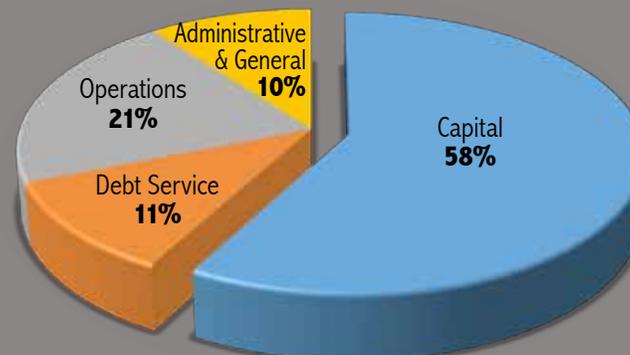
The revenue and expenses are based on the Washington State Audited Financial Statement for 2016. To view all Audited Reports for the Port of Pasco please go to:

portal.sao.wa.gov/ReportSearch

2016 Revenue Sources



2016 Expenses



Activity at the Airport Business Center

Auto Auction

The Tri-Cities Business Center will soon be the home of a new auto auction site.

Musser Brothers, Inc., has broken ground for the auction site at the west end of the business center. Musser Brothers currently has an office/hangar located in the business center across from Columbia Basin College. They operate a similar auto auction in the Boise area. This project will be an expansion into the Tri-Cities and will offer late-model autos and trucks at a public auction to be held every weekend.

New Hotel

The Port signed a lease with A-1 Hospitality, LLC to develop a 100-room hotel at the Airport Business Center. The lease includes the development of a road that will connect the hotel directly to the Terminal Loop Road.

LA Direct Service...still a work in progress



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travelers from the Mid-Columbia make their way to and from the LA Basin each day. That's 171,255 people each year.

The effort to secure direct flight service to and from Los Angeles continues.

This fall, the Tri-Cities hosted an air service development conference, which brought in airlines and airports from across the country.

“Over the course of three days, we met one-on-one with several airlines, showed off our spacious new terminal and gave airline representatives a chance for memorable experiences like a Red Mountain winery and a river cruise,” said Buck Taft, Port of Pasco’s Airport Director.

“Our meetings with the airlines were productive and hosting the conference reminded them just how special our region is. Getting additional air service is a long, competitive process. This was one successful step toward gaining more,” he said.

The event was organized by Volaire Aviation Consulting, an aviation consultant that helps the Tri-Cities Airport - PSC work with airlines to get more seats. This could mean new air service to places like Los Angeles, but it can also mean bigger planes or more flights to places we already fly. One success

already is an added flight to Denver coming in July.

“Getting this conference to the Tri-Cities was a feather in the hat for Visit Tri-Cities and the Port,” said Taft. “It gave us the opportunity to get in front of decision makers.”

The Port also recently updated a study that had indicated that LA was the top destination of travelers from our region.

“The original study was from 2014, and it was time to update it,” he said. “What we found is that travel to LA has grown even stronger. This makes our case for direct service to LA stronger, too.”

So why hasn't it happened yet?

“We have learned that it just takes longer than we thought it would when we got the grant,” said Taft. “So many things impact the decision beyond demand, including pilot shortages, equipment availability and space at the other end to receive the flight. Meanwhile, we keep at it, knowing how important this service is for our region.”



While most of the work to expand the airport was complete months ago, small projects associated with the expansion and modernization of the airport continue. From new signs to finalizing some landscaping, the Port continues its work to beautify and update the airport to match its charge as a gateway to our region.



We Salute Our Guards!

Security and safety are critical to the Port of Pasco operations. Our guards, who work at Big Pasco and the Tri-Cities Airport, are often the unsung heroes of these efforts.

At both sites, the guards perform patrols of building areas, the industrial parks and perimeter boundaries for fire protection and security monitoring of the property. They regularly interact with both patrons and tenants of the facilities.

In addition, airport guards must have aeronautical knowledge, the ability to understand and comply with Federal Aviation Regulations, and during inclement weather, are essential to test runways for friction control and keeping pilots informed of the results. In the event of an incident at the airport, the guards are prepared to play a major role. Their work is primarily outside of regularly staffed airport hours.

“The guards are an integral part of the safe and secure operations of Port of Pasco,” said Buck Taft, Tri-Cities Airport Director. “We salute the work they do to keep us all safe.”

Check out the Port of Pasco’s newly revised website by visiting www.portofpasco.org.

The site is easy to navigate and offers lots of information about Port happenings, available properties and more.

We invite you to click on over.

The Food Pointe on Winter Break

The mobile vending site The Food Pointe near Big Pasco and Osprey Pointe is taking the winter off.

Watch for a retooled The Food Pointe in the spring, which will rotate vendors during the work week.

A new outdoor pavilion was recently completed at Osprey Pointe.

The pavilion offers tenants of the business center a covered option to enjoy the Osprey Pointe waterfront.

A View from the Waterfront

Osprey Pointe was the site of one of the many eclipse viewing parties around the Tri-Cities this summer.

And, it was a great success complete with music, food, bounce houses and just plain fun.

The Port gave away all of its 1,000 pair of eclipse glasses and ran out as 1,500 people attended the event.

“People were so festive and willing to share. Everyone had a great time,” said Gary Ballew, Port of Pasco’s Director of Economic Development and Marketing. “In addition to putting on a great community event, we were able to showcase Osprey Pointe. It’s such a beautiful waterfront that so many had not yet visited. That was part of the fun, too.”



iSOMOS PASCO! CONVERSATIONS

Join a community-driven discussion to envision the future of Pasco, create connections and help make new things happen.

In 2016–2017, the Port of Pasco partnered with Franklin County, City of Pasco, Columbia Basin College, Franklin PUD, Pasco School District, the Hispanic and Pasco Chambers of Commerce, and other area organizations and businesses to

create a shared, long-range vision for the future of the Greater Pasco area called Somos Pasco (We Are Pasco). Initial work included a series of community surveys, workshops and analysis to create a big-picture view of Pasco’s economy and our community’s desires for its future.

Here’s the next step. We want you to be a part of the ongoing effort by being a part of what we are calling a “community conversation.” It’s simple. Gather some people, work through the questions and send in your comments. It only takes about an hour, but that conversation could have long-term impact.

So plan a conversation, lead a conversation and let your passion for the future of our community be heard.

To learn more about the work so far, or to be a part of the new ongoing conversations, visit www.somospasco.org.



Hancock Sandblast & Paint LLC

Manufacturers Thrive at Big Pasco

Evans Enterprises

If an electric engine from 5 horsepower to 2200 horsepower needs repair, Evans Electric, Inc. can help.

The company, based in Oklahoma, expanded to the Tri-Cities in January and moved to Big Pasco in August.

“It’s hard to find the space that we wanted in the Tri-Cities, but the 43,000-square foot Big Pasco facility fits our needs,” said Will Dedrick, Tri-Cities Plant Manager. “In addition to space, having an overhead crane and high ceilings has been important for us.”

Evans Enterprises Inc. is the leading repair facility for wind turbines in North America and the Tri-Cities location is Evans’ 12th plant in the United States.

Many of its 12 Tri-Cities employees have years of experience in the electric motor and wind turbine repair business and were instrumental in bringing the company to our area.

“We actually knew of the reputation of Evans and knew that they didn’t have a presence in the Northwest,” said Dedrick. “We approached them about the idea of expanding to this area. They are a good, family-owned company.”

Evans sells, services and supports all types and sizes of electric motors and generators, controls and related driven equipment. It also provides value added services like vibration analysis, dynamic balancing, laser alignment, switchgear repair, complete machining capabilities, crane and hoist service, pump, fan and gearbox repair and much more.

“We service anything from tiny to big, from agriculture to industrial to wind. If it is a motor or a generator, we can repair it,” he said.

Hancock Sandblast & Paint

Hancock Sandblast & Paint is a diverse industrial painting and coating company, which has been operating in the Tri-Cities for 13 years. Most of its work is performed in the field throughout the West Coast, working on everything from bridges to food processing plants, from industrial sites to the Hanford tank farms.

One of the company’s biggest clients is the Army Corp of Engineers, doing work on its dams. A current project on Little Goose Dam requires the work to be done indoors, and the company needed more space.

This fall, Hancock moved into Big Pasco.

But it wasn’t just a Port building that Hancock was able to tap into for the project. It also used the Port’s Container Terminal.

A piece of the dam’s boom system, which keeps debris from going into the dam, needed work. It was towed down the river to the Barge Terminal, where it was lifted out of the water before being transported to Hancock’s shop. When the work is complete, it will be returned to Little Goose Dam via the Container Terminal before being towed back into place.

“The Port is a pretty good set up for us,” said Don Gammell, Hancock’s Senior Project Manager.

Looking for more space for your manufacturing company? We can help! Contact Mayra Reyna to schedule a tour of our affordable, available spaces today. 509-547-3378

Buck Taft: Top 40 Under 40

In November, the Airport Business magazine announced the winners of the 2017 Top 40 under 40 program. Tri-Cities Airport Director Buck Taft was selected to the prestigious list that showcases the top talent and leading thinkers in the aviation industry who are driving success and innovations for the future.

“The 2017 Top 40 Under 40 represent the truly remarkable young professionals in the aviation industry, who are transforming how North America moves,” said Joe Petrie, Editor-in-Chief of Airport Business magazine.

“Buck is a great addition to this notable list of young professionals,” stated Randy Hayden, Executive Director of the Port of Pasco. “He has dedicated his career to the advancement of the aviation industry and he is committed to the success and growth of the Tri-Cities Airport in our region. The Port is proud of Buck and delighted that he is being recognized for his leadership.”

This is the sixth year of the Top 40 program. The Top 40 Under 40 honorees were featured in the November 2017 issue of Airport Business and online at www.AviationPros.com.

Congratulations, Buck!



TOUR THE PORT OF PASCO

You're invited to tour of the Port. To get on the next scheduled tour contact Vicky at 547-3378 or visit www.portofpasco.org/about-us/VIP-tours. The tour is free and lunch is included.



Port of Pasco

1110 Osprey Pointe Blvd., Suite 201 | 509-547-3378

Tri-Cities Airport

3601 North 20th Avenue | 509-547-6352

Mailing Address

PO Box 769 | Pasco, WA 99301

On the web

www.portofpasco.org | www.flytricity.com

Equal Opportunity Employer

Port Commission

Jean Ryckman | Jim Klindworth | Vicki Gordon

You are invited to attend meetings of the Port of Pasco Commissioners. Regular public meetings are held at 10:30 a.m., the second and fourth Thursdays of each month in Port of Pasco offices. The agenda of each meeting will be available on the Port's website two days prior to the meeting.

Port Staff

Randy Hayden
Buck Taft
Don Faley
Barry Gilk
Donna Watts
Gary Ballew
Mayra Reyna
Tracy Friesz
Vicky Keller

Executive Director
Airport Director
Airport Deputy Director
Airport Chief of Police
Director of Finance
Director, Economic Development & Marketing
Director, Properties
Facilities Engineer
Public Records/HR