

March 2007

## A Fresh Look for Florentyna's

Florentyna's at the Airport has recently undergone a major renovation. The restaurant project was undertaken at the request of restaurant owner, Cindy Goulet.

"It had been ten years since any work had been done on the restaurant, and it just was becoming worn out from normal wear and tear," said Goulet.

The renovation included new flooring, countertops, booths, cabinets, tables and lighting; and a change to a new color scheme. "Everything aesthetic was changed," she said.

The majority of the work was done at night so the restaurant's service was not interrupted. "Throughout the project, we were only closed one day," said Goulet. "I love it. It looks great."

The work was performed by R & M Contracting and Interior Design, Inc.

The restaurant is open from 6:30 a.m. to 7:30 p.m., Monday through Friday. On Saturday and Sunday it opens at 9 a.m. The restaurant also includes a banquet room. Parking is validated for all purchases over \$5.

In addition to the restaurant, Goulet operates a snack bar beyond the security gate. The snack bar opens at 4 a.m. daily for the convenience of passengers waiting to depart.



PORT OF PASCO

# BEACON

## Report from the Commission — Looking at the Tri-Cities Airport and Big Pasco

By Ernie Boston, President, Port of Pasco Board of Commissioners



Ernie Boston

A year ago, I discussed with you the fact that the Port of Pasco is primarily a "business." The Port's major goal is both to create and to foster the development of the economy within the geographical boundaries of the Port District. However, many of our efforts also prove beneficial to the entire Tri-Cities and beyond.

### Tri-Cities Airport — A Community Asset

Nowhere is this truer than the operations of the economic engine that is the Tri-Cities Airport, which now serves an area extending to Moses Lake on the North, Dayton on the East, LaGrande on the South and Sunnyside on the West. The airport has grown from that first historic air mail flight from Pasco to Elko, Nevada. Since those days, airport growth was substantially enhanced when the area experienced the establishment of the flight training operations of the Navy's air arm during WW II.

The Navy, unknowingly, had set the stage for the location of today's airport. Later, the commercial terminal was built in 1966, expanded in 1986, and most recently extended in 2004.

The airport has grown parallel with the growth of the Tri-Cities. The Tri-Cities aided the growth of the airport and the growth of the airport aided the growth of the Tri-Cities — a classic case of synergy at work.

### 2006 Airport Improvements

The year produced some important and continuing activities at the Tri-Cities Airport. Some of those activities were improvements for safety and efficiency of the airport operating environment. Others were designed specifically to enhance

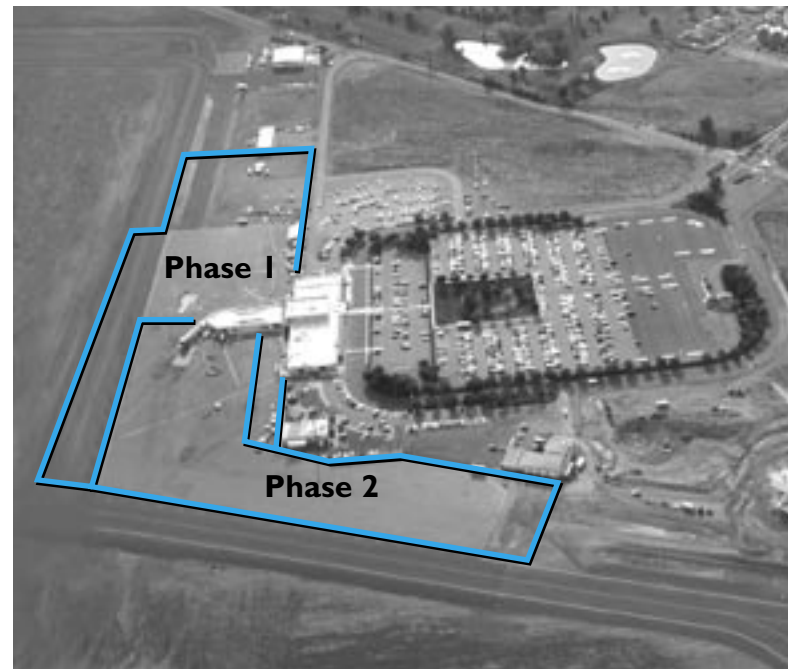
the comfort and convenience of airport visitors and patrons for a more pleasant airport experience.

Among the latter improvements were significant upgrading of the terminal's lobby restrooms and, for computer users, the addition of Wi Fi capability. A major convenience for airport users was the installation of the Flight Information Display System (FIDS) to help travelers and greeters keep track of airlines, time schedules, and gates. Further, this information can now be accessed on the Port of Pasco's website — portofpasco.org. It is unusual for an airport of our size to have such a useful tool available for passengers.

Perhaps you have noticed the new look in the airport's advertising presentations. They are tiers higher in attractiveness than before. The purpose is to provide helpful information which can be particularly useful to visitors to the Tri-Cities. This is also a source of revenue that aids the operation of the terminal.

Improvements not so easily seen by airport visitors are those that continue the never ending effort to make the airport a safe and efficient facility. Work is now underway on an \$8,800,000 project to remove, replace and extend the aircraft parking apron at the terminal. Coupled with the apron improvement

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The Port of Pasco's Tri-Cities Airport is undergoing an \$8.8 million renovation including work on the terminal apron and taxiway. The first phase of the project is expected to be completed by the fall.

# Report from the Commission



The new Flight Information Display System (FIDS) now operating at the Tri-Cities Airport provides up-to-date arrival and departure information on monitors located throughout the airport. As an additional service, the information is available 24-hours a day on the Port of Pasco's Web site at [www.portofpasco.org](http://www.portofpasco.org) and clicking on the Flight Info link.

(Continued from Page 1) is the construction of a new, upgraded deicing facility plus a new taxiway section. A second phase planned for 2009 will replace the last two asphalt sections. This phase is estimated to cost between \$5-6,000,000. Major funding is through the Federal Aviation Administration's (FAA) Airport Improvement Program with minor matches from the airport and the Passenger Facilities Charge program.

Another major addition was the new \$3 million plus fire station near the terminal building with immediate access to the airfield. The station was a cooperative development of the City of Pasco and the Airport. Its location serves both entities well.

## Airport's East Side Businesses

Many airport visitors do not see or are not aware of the economic activity that occurs on the east side of the airport. It is an area of bustling businesses in buildings owned by the airport and rented to their occupants. "Anchor tenants" are the Pasco School District's operation and support services, Bonneville Power Administration operations, and the General Aviation (GA) operations. The airport constructed the new GA Terminal in 2003. It is operated by Bergstrom Aircraft which also provides flight training and charter flights, fuel, and major airframe and aircraft engine and engine accessories services. There are 106 tenants on the east side business area

who employ 385 employees. That is in addition to the 299 employees employed in the main terminal and the 30 Port of Pasco airport employees for a total of 714 employed people at the Airport. The east side also has 20 hangars which contain 105 aircraft belonging to individual owners who are flight enthusiasts or business people needing to travel on their own schedule.

The year 2005 brought the airport a record number of enplanements — nearly 240,000. It was hoped that 2006 would equal or exceed that number based on the continuing growth of the area, but it was not to be. Because of the well-known economic problems Delta suffered, it "rejected" some of their aircraft leases on the larger jets to which Tri-Citians were accustomed. That action resulted in the removal of some 70 seats from each flight. The Airport sustained a loss of approximately 14,000 enplanements or an average of over 1,150 a month. It was particularly noticeable during the 2006 Thanksgiving and Christmas holidays.

## Future Growth

The Airport is looking to the future when the Airport Business Center, stretched along Argent Road and across from Columbia Basin College, is fully developed. We are pleased that the Port of Pasco

operates so successfully not only the Tri-Cities Airport itself, but the area surrounding it. It is indeed an asset to the entire community.

## Changes Ahead at Big Pasco

Ten to fifteen years from now, the Port of Pasco at Big Pasco will not look as it does today. Concepts and plans underway today will help to create an almost new Port for tomorrow. Some of these concepts and plans have been in our minds for the last few years. Slowly they have been reduced to paper, and along with some firm and some tentative/potentially rough schedules, they are all subject to change based on events and available funding. The Port is determined to establish where the Port is going and how it will get there.

## Realignment and Trail

A newly completed project that has helped lead the way to a new tomorrow is the major realignment of Ainsworth Avenue, taking it out from between the large warehouses to a pathway of its own. Simultaneously, the port constructed a walking and bicycle trail that permits the public to get valuable exercise while watching Big Pasco at work. The trail leads to Sacajawea State Park and will eventually connect to the trail that now encircles the Tri-Cities. These two projects, with substantial help from Senators Patty Murray and Maria Cantwell and Representative Doc Hastings, totaled \$3,000,000.

## Rail Improvements

Some long range improvements at the Port in Big Pasco have begun and are underway. Major among these is the sweeping change that is occurring with the Port's rail system. As of April of this year, the Port will have torn out existing ancient rail and replaced it with three miles of completely new rail that is designed to handle the weights that today's rail cars now carry. Laying two more miles of track by the fall of 2008 will complete the project whose total cost will run \$8,500,000. Funding is coming from a State grant of \$5,400,000 with the remainder expected from a federal grant. The State funds were secured through the efforts of Senator Mike Hewitt and his colleagues.

This huge improvement will permit the Port to:

- expand rail connection to deep water ports for freight displaced from the Portland gateway,
- provide rail service for shippers having difficulty securing trucks and reduces truck traffic on the highways,
- foster competitive freight prices for agricultural producers shipping to international markets,
- improve existing access to Class 1 railroads for regional freight,



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 offices 904 E. Ainsworth Avenue. We hope to see you there.

The agenda of each meeting will be available on the Port's website two days prior to the meeting.

**Port Commission:**  
Ernie Boston, Jim Klindworth, Bill Clark

**Port Staff:**  
Jim Toomey ..... Executive Director  
Jim Morasch ..... Director of Airports  
Ron Foraker ..... Assistant Director of Airports  
Arthur Owen ..... Airport Chief of Police  
Linda O'Brien ..... Director of Finance & Administration  
Randy Hayden ..... Director of Planning and Engineer  
R. Sam Good ..... Director of Properties & Development  
Tracy Friesz ..... Facilities Engineer  
Vicky Keller ..... Public Records

Port of Pasco:  
904 E. Ainsworth  
(509) 547-3378

Tri-Cities Airport:  
3601 N. 20th Avenue  
(509) 547-6352

Mailing Address:  
P.O. Box 769  
Pasco, WA 99301

Additional Port information can be found on the internet at [www.portofpasco.org](http://www.portofpasco.org)  
Equal Opportunity Employer

- stimulate the regional economy by creating a Pacific Northwest distribution point for domestic west-bound freight.

## Old Firehouse Removed

The old firehouse that you used to see on the former Ainsworth Avenue is no longer a blight on the landscape. It has been serving for many years as Big Pasco's maintenance facility which proved inadequate for the purpose. It has been razed and a new maintenance facility is rising in its place. This project will be completed in June at a cost of approximately \$525,000. It is being funded by the Port.

## Ainsworth Landing Business Center

Probably the most exciting concept for the future is the idea to make practical and public use of the Port's ownership of three quarters of a mile of one of the last remaining levy-free river front properties in the Tri-Cities. Until now, the shoreline has been a ragtag-looking area of brush and trees of various stages of life, many of which are invasive varieties. The vision now is to turn it into a river front business center with attractively designed landscaping using native plantings. Other eye pleasing enticements will include a riverfront walking path leading to such possibilities as an amphitheater, a lagoon, possibly a dock.

Anchoring all these wonderments, the Port visualizes an initial "business development building" architecturally designed to set the pattern for other facilities that both enhance the surroundings and are of practical use — office buildings, laboratories, light industrial and other commercial structures, restaurants, various service outlets, water oriented facilities and the like. The total development, which will take many years, will serve Pasco, Franklin County, and, indeed, the whole Tri-Cities as the



*Work continues on Port of Pasco's Intermodal Transportation Terminal improvement project which, when complete, will provide important economic benefits to the region including securing and expanding rail connections for the area's export shippers.*

only dedicated 100-acre riverfront business center with public amenities based on comprehensive planning. Exciting to contemplate!

The site for these improvements is directly south of Ainsworth Avenue and on both sides of Oregon Avenue. Oregon Avenue will extend into the center, with development to take place to the east and west of it. From the street's circular ending, pedestrian paths head down toward the river to an amphitheater and lagoon, ending at a riverfront path which, in turn, may lead to a dock extending into the river. The site encompasses about 62 acres which the Port calls the Riverfront Business Center at Ainsworth Landing. Site development will run in the realm of \$1,800,000.

The Ainsworth Landing lies immediately north of Ainsworth Avenue and on both sides of Oregon Avenue. This site, about 30 acres, is planned for light industrial and manufacturing uses, laboratories, flex buildings, commercial, and service uses. Site development will approximate \$700,000.

## The Big Warehouses

We can't forget those Big Warehouses that have served for almost 60 years or more. They have been the backbone of Big Pasco's success over the years. They were built in the 1940's and, unfortunately, through deterioration a few of the warehouse bays have had to be reduced to concrete storage pads. The remaining bays, some 1,250,000 square feet of them are still holding on. With the Port's future plans to replace a roof on each needy bay every year, it is expected the remaining ones will continue to do a yeoman job. Each of the eight warehouses contains four bays with a floor area of about one acre. Current estimates to replace a bay roof are \$400,000.

Work has been progressing on changing the current green color of those huge warehouses to what we at the Port call "Port beige." The Port's maintenance brigade paints one warehouse each year.

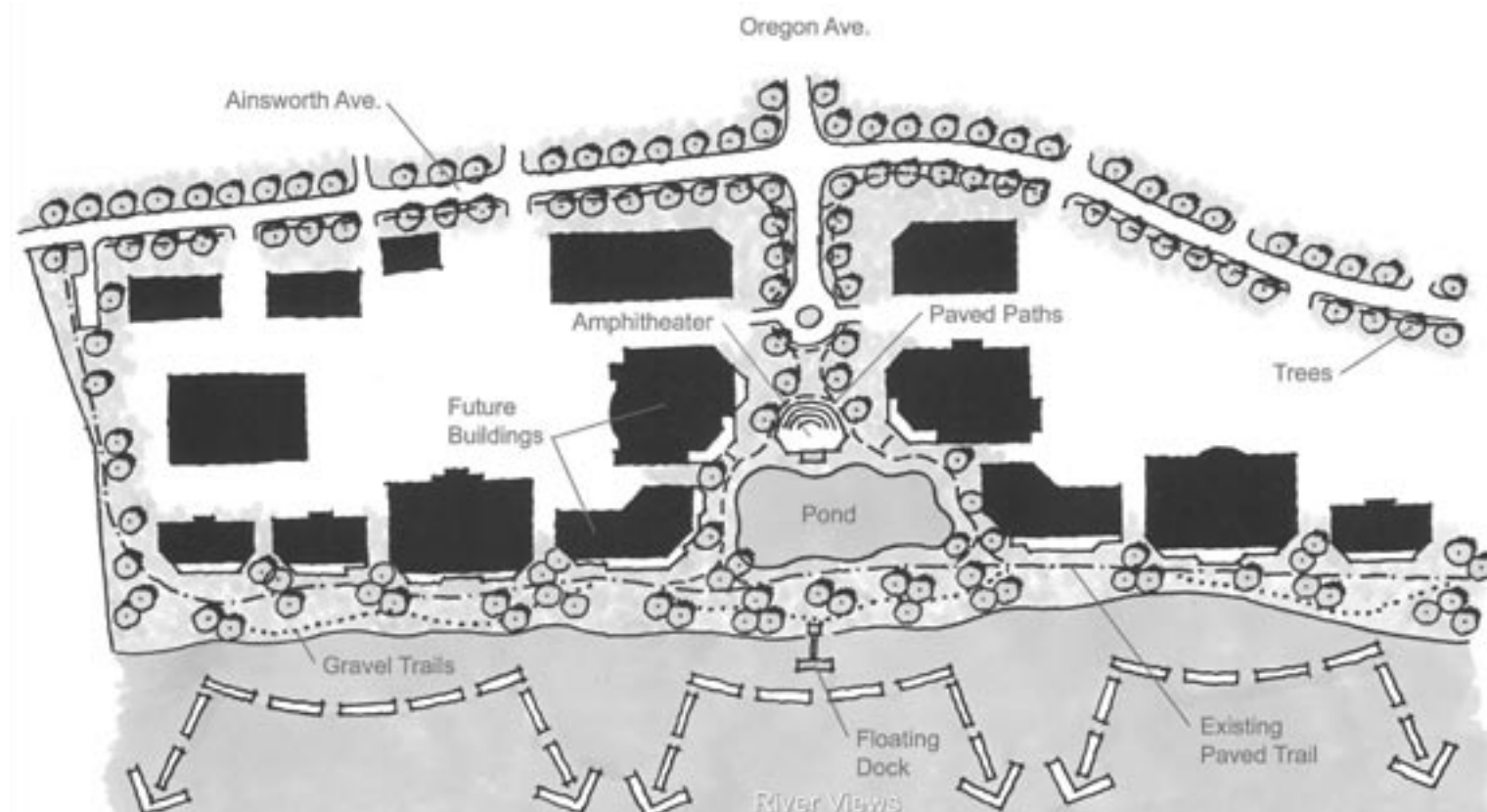
Some other older buildings will be coming down. Currently targeted for demolition are the four old

barracks buildings that you see when you turn left off of Oregon Avenue onto Ainsworth Avenue.

If the port is to continue to foster economic development in the future, it must make room for and invest in those facilities that will provide a substantial portion of the funds needed for that continuation to occur. Knowing that the future is what we make it, the Port's intent to move aggressively forward is the only option.

Interested in seeing what is going on at the port? Tours are conducted every month and you are invited to come along. Call 547-3378 to make your arrangements. Thanks for joining us.

Ernie Boston,  
President, Port of Pasco Commission



*A new, detailed plan is in place to turn a currently barren piece of Port of Pasco property into a waterfront business center called the Ainsworth Landing Business Center. It will not only provide economic development, but also create a new opportunity for public access to the Columbia River.*

## Employee Service Awards

The Port of Pasco recently recognized these six employees for their years of employment with the Port:

### 5 years

- **Doug Bryson**, Maintenance, Tri-Cities Airport (TCA)
- **Sam Good**, Director of Properties & Development, Big Pasco Industrial Center (BPIC)

### 10 years

- **Bob Bowers**, Guard, BPIC and TCA

### 15 years

- **Jim Toomey**, Executive Director

### 20 years

- **Sam Hansen**, Law Enforcement Officer, TCA

### 25 years

- **Penny Paxton**, Administrative Assistant, TCA

## Front-end Loader



Last fall, the Tri-Cities Airport acquired additional snow removal equipment. The new front end loader and attachments provides several functions during winter operations that will allow the airport to clear the airfield faster and more efficient. Attachments include a 20' ramp plow, a self-propelled snow blower and bucket.

## Extension of Industrial Way

Trucks and other traffic moving in and out of the Port's Food Processing Center now have an easier and safer way to access US-395. An extension of Industrial Way, which runs the length of the Processing Center, is now open and connects the site's south-end with Kartchner Street. Prior to the extension, traffic was required to access US-395 by pulling directly onto or across US-395 at the northend of the site on Foster Wells. The Port worked with local land-owners to make this extension possible.

## Northwest Agricultural Products

Congratulations to Port of Pasco tenant Northwest Agricultural Products — named 2006 Manufacturer of the Year by TRIDEC at the SmartMAP Expo held in Kennewick in September.

Northwest Agricultural Products (NAP) was selected for its dedication to manufacturing innovative and highly effective products with specific quality-control guidelines, providing exceptional customer service, maintaining a strong dedication to employees that includes profit sharing and a family-oriented culture, and living its company mission of doing the right thing for customers, employees, and the community.

## Tour the Port of Pasco

The Port of Pasco invites you to a FREE tour of the Port. The tour is scheduled for Wednesday, April 4, 2007 at 11:30 a.m. in the Port's Administrative Office, 904 S. Ainsworth Avenue, Pasco. Lunch is included. Space is limited so call today to reserve your seat — 547-3378.

## You Are Invited!

You are cordially invited to a luncheon regarding the current operation of the Columbia River. The guest speaker is Bob Lohn, Regional Administrator of the National Marine Fisheries Service, Northwest Regional Office. The luncheon is scheduled for Wednesday, March 28 from 11:30 - 1 at the Holiday Inn Express Hotel, 4525 Convention Place, Pasco.

To attend, please RSVP to Vicky Keller, 547-3378 or vkeller@portofpasco.org. The cost is \$17.50. This event sponsored by Tri-Ports, Tri-Cities Industrial Development Council, and the Pasco, Tri-City and West Richland Chambers of Commerce.

## Welcome Tracy Friesz

Tracy Friesz recently joined the Port of Pasco as the Facilities Engineer. Tracy holds a Bachelor's Degree in Construction Management from Colorado State University. He worked for public agencies as well as in the commercial sector



Tracy Friesz

bringing over 20 years of construction management experience to the Port. Prior to joining the Port, Tracy worked for the Benton County Assessors office.

As the Facilities Engineer, he is responsible to prepare cost estimates for building repairs and upgrades, prepare bid packages and specifications, and manage contractors, consultants and interface with tenants. Tracy's first assignment will be to develop and implement a preventative maintenance plan for all Port facilities.

"Tracy brings a balanced mixture of education, experience and discipline, and his experience with State and local jurisdictions, makes him a valuable addition to the management team at the Port of Pasco," stated Randy Hayden, Director of Planning & Engineering.

## New Website — Click on Over

The Port of Pasco has launched a redesigned website. The new site provides easy access to information on Port properties, airport information including up-to-date flight arrival and departure times, ways to contact the Port and much more. So, we invite you to take a few minutes to visit the new website at [www.portofpasco.org](http://www.portofpasco.org).

## Dedication of Ainsworth Avenue Overpass



Traffic is moving smoothly along Ainsworth Avenue thanks to the opening of the new Charles D. Kilbury Overpass. The \$9.2 million project was completed in September. SR-397 is the busiest train crossing in the Tri-Cities and is a major freight corridor that supports the movement of heavy equipment manufacturing, vegetable processing and cold storage facilities, grain shipping terminals and large scale warehousing. The overpass eliminates a major impediment to the efficient movement of product and provides unobstructed access to the interstate system and the Port of Pasco's Intermodal barge and rail terminal. The overpass includes pedestrian and bicycle paths which will tie together the Port of Pasco's walking trail to Sacajawea State Park and the City of Pasco's trail along the Columbia River shoreline.