

June 2007

Port and Partners to Build Rail Spur

The Port of Pasco is using a \$600,000 grant from Franklin County to build a rail spur near Sacajawea Industrial Park. The money is available because of a state of Washington law which allows the county to use up to .08 percent of sales tax money for economic development within the county.

The 600-acre industrial park, located on the east side of Pasco, is owned by multiple parties. Through the years it has been looked at by a variety of businesses for development, including for large manufacturing operations. The access to rail service at the park has been a detriment in its development.

Now, with the grant, the rail spur will allow the area to tie into the Burlington Northern Santa Fe mainline.

"This is an area of town that the City of Pasco is focusing on for industrial development. There is not a lot of industrial land left to develop within the city, so improved access to the park will certainly increase its potential for development," said Randy Hayden, Port Director of Planning and Engineering.

Hayden expects the design work to be completed in 2007, with actual construction taking place by the summer of 2008.

"The City, Port, BNSF and Fluor are all partnering to produce a marketing plan that will be targeted at rail-related industries across the nation. This is another good partnership — we are all coming together to encourage economic development," said Hayden.

Tour the Port of Pasco

The Port of Pasco invites you to a tour of the Port. The tour is scheduled for Wednesday, August 1st at 11:30 a.m. in the Port's Administrative Office, 904 E. Ainsworth Avenue, Pasco. Lunch is included.

Space is limited, so call today to reserve your seat — 547-3378.

PORT OF PASCO

BEACON

Terminal Project Continues

Work on the first phase of the major \$8.8 million renovation at the Tri-Cities Airport is completed. This first phase included the infrastructure to handle the waste materials remaining after de-icing aircraft.

"With this part of the project, we installed the infrastructure to pump the used de-icing material and wastewater from a collection point on the aircraft apron to the City of Pasco's wastewater line. Nationwide, there is a concern about aircraft de-icing material seeping into the ground water," said Ron Foraker, Assistant Director of the Airport.

In order to meet proposed environmental regulations, the Port has installed infrastructure to handle the de-icer that is used. In addition to the connection to the City's wastewater line, this portion of the project included a 30,000 gallon tank for the storage of the material. "It allows us to store and test the collected material before it is pumped into the City's wastewater system.

"The project also allows us to have the sewer infrastructure in place for the anticipated commercial development east of 20th Avenue and north of Argent," said Foraker.

The second phase, now underway, includes the actual construction of a de-icing ramp and replacement of more than half of the existing terminal apron



The concrete surrounding the terminal building was poured in sections. The workers inserted rebar dowels which interlock the sections together.

with concrete rather than asphalt. The project also pushes the taxiway out further to create additional aircraft parking and maneuvering space.

"Ultimately, we will gain more ramp space for aircraft and replace existing asphalt ramp materials which is nearly 50 years old," said Foraker.

Funding for this project is in part from an Airport Improvement Program (AIP) grant designed specifically for airport safety, capacity and planning. "This money comes from the sale of each ticket, user fees, fuel taxes and other, similar revenue sources. Each airport is entitled to a certain amount of money based on a formula. We anticipate that by combining two years of AIP grants, we will have approximately \$3.8 million for the project," he said.

Remaining funds for the project will come from the Passenger Facilities Charge — an airport user's fee when airline tickets are purchased.

While under construction, all airline operations will be consolidated into one location that will require passengers to walk a little farther. Two four-passenger golf carts have been made available to the airlines for any passengers needing assistance," said Foraker.

"This is a significant project that is scheduled to be complete by early fall," he said.



Workers are preparing the site of the new apron and taxiway. The new footprint extends the area to accommodate parking and maneuvering of the aircraft.

Pasco, Washington

www.portofpasco.org

Directing (Air) Traffic

Air traffic controllers in the towers at the Tri-Cities Airport are watching a big piece of airspace. Not only are they keeping track of all the planes coming in and out of the Tri-Cities Airport, they also have responsibility to control the airspace of five other airports in the region — Richland, Walla Walla, Pendleton, Hermiston and Yakima. In fact, at 8,500 square miles, it's the largest single approach controlled airspace in the country.

The air traffic controllers are responsible for the airspace up to 10,000 vertical feet for all instrument aircraft in the region. They coordinate the movement of air traffic, making sure that planes stay a safe distance apart during takeoff, in the air, and during landing. They apply separation rules to keep each aircraft apart from others and move all aircraft efficiently through "their" airspace and on to the next. They also direct aircraft around bad weather and ensure that air traffic flows smoothly with minimal delays.

Each day the controllers, who work for the Federal Aviation Administration (FAA), direct as many as 300 aircraft into and out of the Tri-Cities Airport alone. In 2006, there were 61,316 operations at the Tri-Cities Airport and 75,434 operations at the other five airports.

"We work with a dual radar system. We have one radar in the Tri-Cities and one in Yakima. It allows us to work with two different angles. It is unusual to have two. Seattle only uses one," said Jim Johnson, Tower Chief.

Currently there are 14 controllers at the Tr-Cities Airport, and the site is authorized by the FAA for 17. They operate 16 hours a day, from 6 a.m. until 10 p.m.

Becoming a certified air traffic controller includes a long training process which begins at an FAA academy. Once this training is complete, a person is assigned to a facility — some with radar and some without — and begins on the job training to become certified.



Jim Johnson stands in front of the Air Traffic Control Tower at the Tri-Cities Airport. From this site, Johnson and 13 other Air Traffic Controllers direct air traffic throughout the Mid-Columbia region.

"The training is quite intense. A person has to be able to visualize in 3-D from a flat plate. Most people are able to become certified at a site with radar within two years," said Johnson. "Once certified, a controller can bid on other jobs throughout the system, however, training to become certified at that site starts over. If a person comes from a site that has radar to another radar site, they can become certified rather quickly. If they come from a site without radar, the certification process takes longer."

The FAA expects to have 17 controllers at the Tri-Cities Airport by the end of 2007.

"It's a fun job. When I went to a job fair when I was 17, I decided that is what I wanted to do. I still love it," said Johnson.

First Phases of Construction Complete at Intermodal Transportation Terminal

The first three phases of work to improve the rail system at the Port of Pasco's Intermodal Transportation Terminal project are now complete. It included tearing out existing ancient rail and replacing it with three miles of new rail designed to handle the increased weights and lengths of today's rail cars.

"We have a five-phase plan and received funding to complete the first three phases," said Randy Hayden, Director of Planning & Engineering.

The entire project includes:

- Construction of a new spur track and the rebuilding of the existing lead track into Big Pasco. The new spur track allows Burlington Northern Santa Fe (BNSF) to serve the Port without delaying their mainline traffic. A runaround track will also be built to facilitate switching.
- Construction of 1,500 feet of new intermodal tracks at the Container Terminal barge slip. This is an immediate need to satisfy intermodal shipping demands displaced from the barge option. It will also improve truck and rail capacity.
- Addition of approximately 7,000 feet of new intermodal and mixed freight track along the north side of Big Pasco to accommodate a unit train or merchandise train.

"The improvements to the Intermodal Transportation Terminal will allow us to put together larger container box intermodal trains of products from our regional agriculture producers. It makes it more convenient and attractive for BNSF to make a stop to pick up these larger trains. It also helps us position ourselves to strengthen rail service in this area. We need to fit ourselves into BNSF's strategic plan to serve centralized rail at gathering points," said Hayden.

The terminal handles agricultural products produced in southeast Washington bound for Asian markets. Primary commodities are hay cubes, whey, wheat and onions.

New Maintenance Shop



The new Port of Pasco Maintenance Shop at Big Pasco is now open. The building houses maintenance and guard personnel and was specifically designed to make efficient use of space. The building replaces an old World War II era shop, and creates a marked improvement in the appearance of Big Pasco.



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 Engineering
 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
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New Hangar Under Construction

A new general aviation hanger is now under construction at the north end of the general aviation ramp. The 19,500 square foot building will have six bays for aircraft storage. The hanger is being built by Doug Watts. For more information call 547-3418.

Old Barracks Gone — Making Way for New Development

The last of the four 1940s era Army barracks was torn down in May, making room for development of the Port of Pasco's new Riverfront Business Park.

The barracks were not usable, according to Randy Hayden, the Port's Director of Planning and Engineering. "They had become so degraded through the years that they served no purpose. By removing them, we are able to start the first phase of infrastructure development for the Riverfront Business Park."

Located at the west end of the Big Pasco Industrial Center near the confluence of the Snake and Columbia rivers, the 125-acre site is one of the last remaining undeveloped, levy-free shorelines in the Tri-Cities. It is also one of the Port's most valuable pieces of property because of the potential it holds for development and improving public access to the water.

A detailed plan is now in place which outlines over 1 million square feet of building space including a mix of office, light industrial/manufacturing and even potential restaurants. It has a footprint that takes advantage of the waterfront with meandering trails, a possible pond and/or amphitheater, a public dock and other public amenities.

Although the new plan identifies potential development sites and sizes of buildings, it allows flexibility depending upon the needs of the tenants. The site provides a unique setting for businesses wanting to both locate professional offices near the river and utilize the large warehouse/manufacturing space available in Big Pasco. The site also provides for easy transportation access to major highways. Recreation opportunities are nearby, with Sacajawea State Park bordering on the east and Cascade Marina on the west.

It is estimated that the Riverfront Business Park could be the site of a workforce of up to 1,700 and generate as much as \$90 million in private investments.

It is the Port's goal to fund the infrastructure within the business park which will be repaid by land-lease revenues from the future tenants. Construction of the majority of the buildings will be by private developers, although the first building may be built by the Port to serve as the cornerstone for the development.

In addition to actively marketing the new business park, the Port is working with other agencies and the City of Pasco, to secure the required land-use permits. With permitting in place, development of the site can move ahead more smoothly.



Workers remove the third of four barracks at Big Pasco Industrial Park. By the end of May, all four of the 1940s era buildings had been removed.

Marine Terminal Update

The clean-up of the Port of Pasco's Marine Terminal recently reached an important milestone: one-third of the site has reached agreed-upon clean-up levels. This area of the site will now be monitored for two years to ensure it remains at this cleaned-up level.

"We are making good progress on the rest of the site, as well. We expect it to be cleaned up in another few years," said Randy Hayden, the Port's Director of Planning and Development.

To date, the Port has removed 20 tons of hydrocarbons from the ground as a part of the clean-up. The site was contaminated by petroleum which leaked into the ground when the site was used to off-load the petroleum from barges. The petroleum tanks were demolished in 2001.

After the entire site has been cleaned up and approved by the Department of Ecology, the Port will begin developing the property.

Reuse of Wagenaar US Army Reserve Center

In 2006, the Army declared surplus the Wagenaar U.S. Army Reserve Center located adjacent to the Big Paco Industrial Center, and designated the Port of Pasco as the Local Redevelopment Authority (LRA) in charge of planning for the reuse of the facility.

The first act of the LRA was the solicitation of Notices of Interest from agencies interested in acquiring the property. Three were received: Northwest Laborers Training Trust for a union laborers apprenticeship training facility; Pasco Housing Authority for a veterans' transitional housing facility; and Port of Pasco for a port development use building.

The Port Commission created an advisory committee to evaluate the three proposals and make a recommendation for the appropriate use of the property. The advisory committee includes:

- Bill Clark, Port of Pasco Commissioner
- Bill Saraceno, Vice President for Administration, Columbia Basin College
- Judith Gidley, Executive Director, Benton-Franklin Community Action Committee
- Leonard Dietrich, President, Basin Disposal, Inc.
- Joyce Olson, Executive Director, Greater Pasco Area Chamber of Commerce
- Gary McCollum, Planning Commissioner, City of Pasco

The LRA has until November 2, 2007 to prepare the redevelopment plan and submit it to the Department of Defense and HUD which will then have more than a year to review the plan, making the property available sometime in 2009.

The LRA will hold a public hearing on the draft redevelopment plan before it is submitted to the Army.

Speaker's Bureau Available

The Port of Pasco has created a Speaker's Bureau as a resource for professional, civic and business organizations. Learn what a Port is, discover the facilities we operate, what current projects we are involved with and the plans for the future. Over the past five years, the Port has evolved from property management to property development and we'd like to inform you about our efforts.

To learn more about the Speakers Bureau or to request a speaker, contact Vicky Keller at 547-3378 or vkeller@portofpasco.org.

You Are Invited and Welcome!

Commission meetings are open to the public and you are encouraged to attend. Public comment and input is taken at Port Commission meetings to provide Commissioners with information, public perspective and opinion on matters before them.

Port of Pasco Commission meetings are held in accordance with Washington State's Open Public Meeting Act. Port Commission meetings are held on the second and fourth Thursdays. Meeting notices and agendas are available on the Port's website www.portofpasco.com or through notices in the Tri-City Herald.

For more information, call the Port office at 547-3378.

Congratulations!

The Port extend congratulations to two Port employees who both retired on May 31.

Joe Speeler started at the Port in 1997 and worked as a Big Pasco Industrial Center Guard. Joe also previously worked as a custodian at the Tri-Cities Airport.

Ken Towle started at the Port in 2000 and worked as a Tri-Cities Airport Guard.

We wish Joe and Ken the best in their retirement!

Welcome!

The Port welcomes two employees to full time work.

Roger Walker, who started with the Port as a part time guard in 2005, is now working full time as a guard at the Tri-Cities Airport.

Kerry Risenhoover, who started with the Port as a part time guard in 2007, has now joined the staff full time as a guard at the Big Pasco Industrial Center.

Levee To Be Lowered

The City of Pasco is working with the Corps of Engineers to obtain approval to lower a section of the levee along the Port's Marine Terminal property located just east of the Cable Bridge. Along with lowering the levee six feet they would construct a pedestrian path that would connect to the new Ainsworth overpass and the Port of Pasco's trail system allowing unimpeded access into Sacajawea State Park.

Taking Flight

Ringold Aviation brings helicopter service and flight instruction to the Mid-Columbia.

Since Steve Kinne was a child, he dreamed of flying helicopters. Now, that passion has been translated not only into flying, but opening a new business offering helicopter services and flight instruction to the Mid-Columbia region.

Kinne's business, Ringold Aviation, opened in February and is based in a Port of Pasco hangar at the Tri-Cities Airport. Currently his operation includes a two-person Robinson R22 — one of the world's top selling civil helicopters.

"At Ringold Aviation we do anything that has to do with helicopters — from private and commercial flights, photo flights, charters, scenic flights, birthday rides and general utility to flight instruction," said Kinne. "Recently we helped someone locate a piece of equipment that was parked in one of their fields. The person just didn't know which particular field, so it was easier to get in the helicopter and fly the area rather than drive around looking for it from ground level. We found it quickly and it saved a great deal of time for him. For another client, we picked up some items at one location and dropped them off at another location. It was a quick and easy way to get a job done."

In his short time in business, he has also started giving helicopter flight instruction.

Kinne didn't start out flying helicopters. He actually began as a motorcycle mechanic, but his health forced a career change. Through the state of



Steve Kinne's Ringold Aviation, a new business based out of the Tri-Cities Airport, uses a two-person Robinson R22 — one of the world's top selling civil helicopters.

Washington's Department of Social Services vocational rehabilitation, he was able to be re-trained into a career he had only dreamed about.

"The grant and the training helped me get my private helicopter license," he said. "After working for a few years for other people, I decided it was time to start my own business. I wanted to come back to the Mid-Columbia area where I grew up."

Helicopter services such as Ringold Aviation are fairly uncommon in this area, according to Kinne. Similar businesses are located in the Spokane, Seattle and Portland areas.

For Kinne, his business is beginning to take flight. "I am excited about building it and growing more. Most people still don't know we are open and the services that we provide, but the word is getting out and we're happy about that," he said.

To reach Ringold Aviation, call 547-4548 or www.ringoldaviation@yahoo.com.

Quality Valve and Sprinkler — Keeping Water Flowing

With ingenuity and hard work, a well-used building on Port of Pasco property has been turned into a thriving business in a rejuvenated building.

When Lane Donaldson's Quality Valve and Sprinkler business began expanding, he knew he needed more space. After looking at several options, he spotted an old building at the north end of the Tri-Cities Airport industrial park.

"It was built for potato storage in about 1969. It had been used by a number of potato-related businesses through the years. As the technology to store potatoes changed, the building became outdated,

sat empty, and was scheduled for demolition," said Ron Foraker, Assistant Director of the Airport.

In late 2004, Donaldson negotiated a ground lease with the Port of Pasco and began making improvements to the building, which would become a total renovation that included adding loading docks, a new roof and office modules.

"You wouldn't know the building now if you were to compare it to what it was," said Donaldson. "I thought it would only take me five or six months to redo it, but it took much longer."

He moved his business into the renovated space in the spring of 2005. "It's a fantastic location for us," he said.

As a distributor and importer of sprinklers, nozzles, and other types of irrigation products, the business relies upon access to transportation. "We don't sell to the end users. We import from Italy, Israel, Taiwan and China, and then distribute throughout Canada and the United States. In fact, if you go into Ranch and Home, you'll find some of our products," he said.

Quality Valve and Sprinklers also does some manufacturing of products for sprinklers and irrigation systems. The business has 10 employees.



Lane Donaldson, owner of Quality Valve and Sprinkler.