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# PORT<sub>OF</sub>PASCO

CONNECTING HERE WITH THERE

## Catalyst for Our Community

The Port of Pasco has a long history of serving as a catalyst to promote significant changes and action in our district and region.

While the Port doesn't itself manufacture or produce products, we offer properties with rail, road, water and air access to support companies that do.

While the Port itself doesn't store products, we provide a variety of warehouse space to support businesses needing that storage.

While the Port doesn't itself transport people by air, we work to make air travel in our region more frequent, more convenient and to more destinations for both business and leisure travelers.

While the Port itself doesn't ship products by river, our barge terminal makes river shipping possible.

And while the Port itself is not an entrepreneur, we work with others to help them realize their dreams, to create jobs and grow our community's economy.

We work hard to drive investments, increase the tax base and create jobs. Throughout this newsletter, you will see examples of our efforts to be a catalyst for business development, for innovation, for collaboration and for a strong future.

As residents of the Port District, you have shown so much trust in us. We do our very best to uphold that trust, working hard on your behalf to be good stewards of this District.

Jean Ryckman  
President, Port of Pasco, Board of Commissioners

# 4.19

- A Catalyst for Business Development
- A Catalyst for Innovation
- A Catalyst for Collaboration
- A Catalyst into the Future



# A Catalyst for Business Development

“Helping business grow is one of our main jobs.” –Gary Ballew

It's been a time of ribbon cutting and groundbreaking at the Port, particularly near the airport. Ribbons were cut at:

- Musser Bros. Auto & Truck Auction. The company built on a 4.5-acre site at the west end of the Tri-Cities Airport Business Center where it auctions cars, trucks, SUVs, ATVs and RVs. It is open to both the public and dealers.
- Gauntt Northwest, LLC, which built a multi-tenant facility near the south entrance to the Tri-Cities Airport Industrial Park along 4th Avenue (Glade Road). It also includes a drive-up and walk-up espresso.
- Federal Express, which underwent a \$6 million facility expansion. The project increased the size of its facility from 14,000 square feet to 51,000 square feet.

On the general aviation side of the airport, which supports business and recreational air travel, the Port completed a \$5.7 million project replacing 475,000 square feet of pavement that dated back to World War II.

Shovels went into the ground to celebrate new construction for:

- The Courtyard by Marriott TC/Pasco Airport at the Tri-Cities Airport Business Center. The 99-room hotel is estimated to cost more than \$10 million. It is designed for the business traveler and will anchor more development at the Business Center.

- A new \$3.4 million hangar at the Tri-Cities Airport Business Center to serve as ground base for the Department of Energy's Atmospheric Research program operated by Pacific Northwest National Laboratory. The program has been based out of the Tri-Cities Airport Industrial Park for more than three decades, but a new aircraft to support the operation required additional space. The hangar exemplifies the uniqueness of the Tri-Cities Airport Business Center, which allows companies private access to the commercial airfield on one side of the property while maintaining a public storefront access on the business center side.

**The Port of Pasco is home to more than 200 businesses with room for more.**

## Space to Innovate

Tim Krumland and Tylor Svangren spent years installing epoxy resin products on countertops and floors. Over the years they became more and more frustrated with the products complexity of the installation and the customer service associated with the products.

They began thinking about ways to do things better, and the result was the creation of their own company, Leggari Products.

“We started working with chemists to create a product that we thought was better and easier to use. We looked at addressing customer service issues. We created a series of DIY videos for both contractors and non-professional installers,” he said.

They clearly have established a company meeting a need. Leggari Products has grown 400 percent each of the past four years. They ship products around the country as well as



*Leggari transformed part of the floor of its warehouse into an NBA regulation half-court basketball floor using their products.*

# A Catalyst for Innovation

“We offer opportunities for innovation with six development sites, over 2 million square feet of office, industrial and warehouse space, and property located on the waterfront and near the airport, rail and highways.”

—Mayra Reyna

## Innovative use of Big Pasco

In 1959, the Port assumed ownership of Big Pasco's 600 acres of railroad tracks, streets and over 1.7 million square feet of buildings — buildings designed to be a temporary consignment depot during World War II.

Through sound investments in refurbishing and maintenance, the site is not only still open for business, it is operating at its highest capacity in recent memory. It's home to over 40 businesses and a work force of over 540.

What's exciting is the innovative use of space by local businesses within Big Pasco, from a wholesale supplier of certified organic peppermint and spearmint to the home of an expanding delivery service. By having flexible space available, businesses use Big Pasco in ways that suit their specific needs — ways beyond industrial and storage uses.

The Port was recently awarded a \$7.1 million grant from

the Economic Development Administration to upgrade the roads and infrastructure within Big Pasco.

Once complete, the \$9.3 million project will not only benefit current occupants, but encourage additional creative uses of the property.

“Big Pasco remains an important asset to the entire community,” said Mayra Reyna, the Port's Director of Properties.



*The Port works with businesses to meet their specific needs to grow and innovate.*

internationally. They have 175,000 followers on YouTube and the number grows by the day.

One year ago, they had one employee; now they have nine and expect to continue to grow as they move into doing their own order fulfillment.

As the company started to grow, affordable space became a priority. “We needed a specific type of facility, and as a new company, we needed it at a price that worked for us. The Port helped us find the right space,” said Krumland.

Nearly two years ago, they moved into a 43,200 square foot facility in the Big Pasco Industrial Park. The flexibility of the space was important for the company.

**Leggari Products  
has grown 400%  
each of the past  
four years.**

“It serves as our worldwide headquarters, we do trainings there, we film some of our training videos there, and it serves as a warehouse,” he said. “We have enough room to have created an NBA-regulation half-court basketball floor from our product.”

It also has given them space to continue to innovate and grow.

“Our Big Pasco facility is great. Moving to this space has been one of the best business decisions that we have made,” Krumland said. “We take a lot of pride in our building and made it our home.”

To learn more about Leggari Products, visit its website at [www.leggari.com](http://www.leggari.com), or their YouTube Channel at [www.youtube.com/user/Leggari](http://www.youtube.com/user/Leggari).

# A Catalyst for Collaboration

“Partnerships within the district are a key component of our efforts.”

–Randy Hayden

## LA here we come

Strong collaborative efforts from numerous community agencies and businesses were integral to establishing direct air flight service to Los Angeles International Airport. On March 31, United Airlines began offering daily, non-stop service to LA.

“This is a huge win for the Tri-Cities community,” said Buck Taft, Director, Tri-Cities Airport. “The LA Basin is our largest unserved market, and we’ve worked for years to gain this service. We look forward to providing quick, easy access to Los Angeles.”

United’s new service will provide daily access to the busiest airport on the West Coast. The late-afternoon departure will also allow Tri-Cities travelers to connect directly to 32 destinations on United, including five in Hawaii, five in Asia and Australia, and four cities in Mexico.

### IT’S ANOTHER RECORD!

In 2018, the Tri-Cities Airport broke a record with more than 785,000 people flying in and out of our airport. That’s important for business and leisure travelers alike.



The new LA service is the result of long-term regional collaboration. Through an alliance that included the Port of Pasco, TRIDEC, Franklin County, Visit Tri-Cities, Benton County, City of Pasco, City of Kennewick, City of Richland, Port of Kennewick, Port of Benton, Battelle, JUB Engineers, Bechtel, Tri-City Chamber of Commerce, and Washington River Protection Solutions, the airport sought and won a federal Small Community Air Service Development grant. The local and national support enabled the airport to incentivize United Airlines to begin the service. We are grateful to our partners for helping bring this flight to our community.

## Additional Collaborative Efforts

- RiverFest
- Tri-Cities Public Market
- Pasco Fiery Food Festival
- Connell Fall Festival
- Big Cross Sports Complex
- Pasco’s All-American City nomination

## Collaborating to showcase art

Arts and airports. While it may not always seem like a natural fit, it really is.

“The airport is often the first thing visitors experience in our region and the last thing they see when they leave,” said Buck Taft, Director, Tri-Cities Airport.

Local art became integral to the Tri-Cities Airport during the recent expansion. As a part of this emphasis, each year local artists submit work for consideration. For 2019, three artists were selected: Richard Kimura (his work is made from vintage northwestern fruit box labels and creates kaleidoscope-like effects), Suzi Vitulli (a watercolor artist), and Dixie Blankenship (a landscape, nature and portrait photographer). Their pieces offer a beautiful mix of styles and materials, which highlight the bounty of the Tri-Cities region. Each artist has a separate wall in the terminal to showcase their pieces.

“It’s wonderful to be able to share some of the creativity that makes the Tri-Cities community so unique,” Taft said.

So next time you are at the airport, stop to enjoy the amazing art by talented local artists.

*Right: Apple of His Eye No. 4 by Richard Kimura,  
Grapevine by Suzi Vitulli and  
Night Time Reflections by Dixie Blankenship*



## Working with Connell and North Franklin County

Economic development and supporting tourism are important components of the mission of the Port. A new project in Connell combines them both.

During the past several months the Port has worked closely with Connell officials and community groups to define a project to provide economic development for the northern part of the Port District.

After much discussion, the creation of the North Franklin Visitor’s Center was selected, and ground will be broken for the building in the spring. It will include a small community

meeting room, addressing another community need.

The site will also have an electric vehicle charging station and walking path, which leads toward the downtown area.

“It’s been such a pleasure to work with the people in Connell and North Franklin County,” said Randy Hayden, Executive Director, Port of Pasco. “They have been very enthusiastic about working with the Port to address specific needs. This project helps bring people into Connell, supporting their local businesses. It’s been a great partnership.”

# A Catalyst into the Future

“We have accomplished great things. Now we are looking forward with a strong Strategic Plan.” –Jean Ryckman

## Creating a path forward

The Port continues to work with an eye on the future, exploring additional opportunities to drive investment, expand services, create collaborations and encourage businesses large and small.

One key element of looking ahead is creating an updated Strategic Plan, a process the Port recently completed.

“Through this action, we make sure the elected Commissioners are in agreement with how, as a Port, we move forward,” said Jean Ryckman, President, Port of Pasco, Board of Commissioners. “It provides an opportunity to look at options, to discuss how best to be good stewards of the Port’s property and resources, to examine what businesses and industry would be a good fit for our area and workforce, our role in bringing those to our community, and how we can best serve the district now and into the future. It puts us in a proactive mode.”

Key elements of the new plan include:

- Increasing the land within the Port’s portfolio. This land could be the home to the region’s next big industry, providing jobs and an important tax base.

**“As a port we do strive to be a catalyst”**

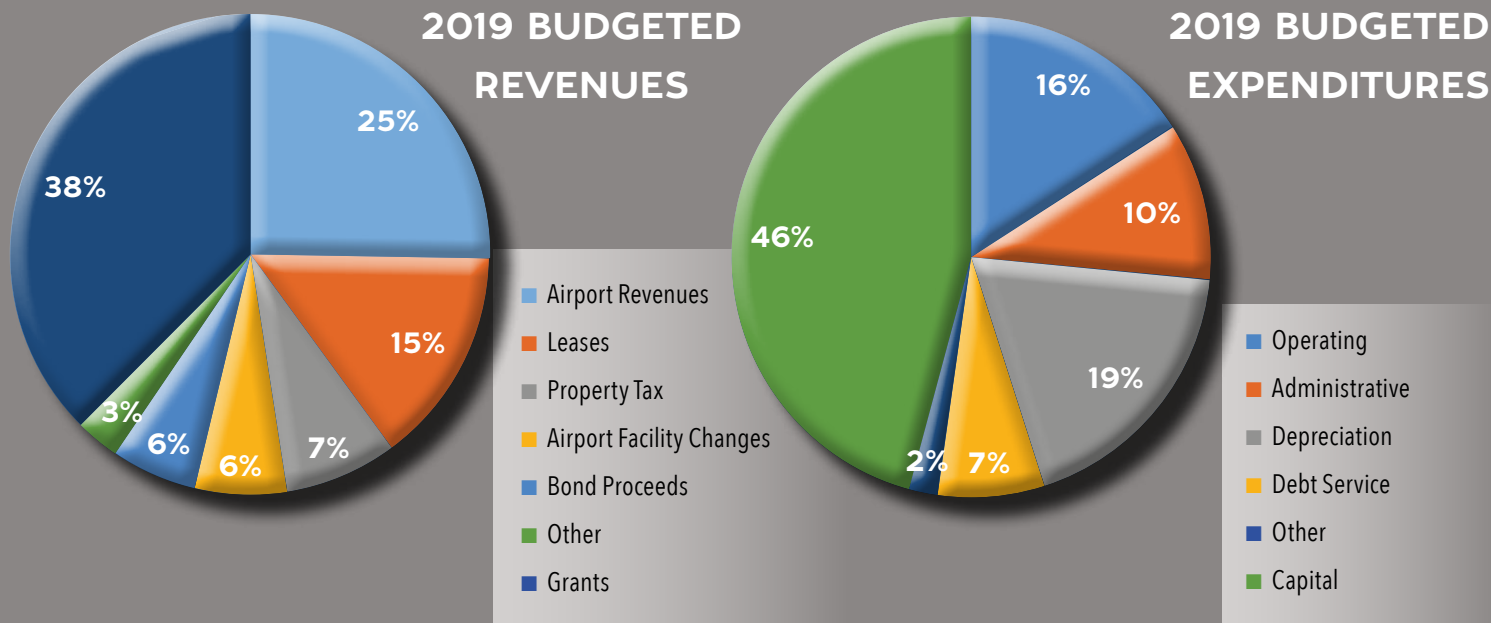
- Developing Osprey Pointe, one of the most beautiful waterfront locations available for development in Southeastern Washington. The 52-acre mixed-use site is positioned near Big Pasco Industrial Center and the Oregon Avenue light industrial corridor.
- Attracting additional airline service to the airport. Key flight destinations to be targeted include daily flight service to Phoenix and Chicago. The Port will also explore attracting additional amenities to the airport and creating a Community Advisory Committee.
- Assuming a regular leadership role in workplace training, collaborating with employers and other educational organizations.
- Exploring options for the property east of the Cable Bridge, including the wharf. Options for this river-access site could include recreational activities and restaurants.

As a port we do strive to be a catalyst, and we are pleased by what, alongside others, we have contributed to the region’s economy. More importantly, we look with anticipation toward significant achievements ahead.



# Port of Pasco 2019 Budget

The graphs below are based on the 2019 budget passed by Port of Pasco Commission at the end of 2018. The Port's 2019 budget (Resolution 1497) is located on the Port's website at <http://www.portofpasco.org/about-us/resolutions>.



## It's Open! New Cell Phone Parking Lot

Next time you are about to pick someone up at the Tri-Cities Airport, there is no need to circle the parking lot, waiting for that call or text that they are standing at the curb ready for you. Now, you can drive to the new Cell Phone Parking Lot and wait for free.

The Tri-Cities Airport Cell Phone Lot is designed to provide a convenient and safe place to wait and reduce congestion at the curb keeping traffic in front of the airport moving smoothly.

The new lot is located east of the airport terminal near the employee parking lot. Drivers can wait for free for up to 60 minutes and cannot leave cars unattended. But leave your limo at home, as limousines or commercial vehicles are not permitted.

Please remember there is no parking or waiting on the curb; if your passenger is not ready, please wait in the cell phone lot.

## Dams Make Sense

The marine highway created by the Columbia and Snake system is the most environmentally friendly way to move cargo. It allows millions of tons of Northwest commodities and goods to travel to market in barges on rivers, instead of in trucks on roads. This system of rivers and ports keeps 700,000 trucks—and the CO2 they would produce—off our highways each year.

## Taxiway improvements underway

Work on realigning and rehabilitating Taxiway Alpha, which is one of the Tri-Cities Airport's primary taxiways, is ongoing. The project will bring this taxiway into line with current FAA design standards, realign it to run parallel with the other taxiways and enhance airplane safety.

J-U-B Engineers is handling the project management, and Inland Asphalt Company is performing the work. Both firms have offices in the Tri-Cities area.

The nearly \$10-million project is made possible with an Airport Improvement Project grant. A similar effort was undertaken to relocate Taxiway Delta in 2013.

## Service Awards

The Port of Pasco would like to take this opportunity to acknowledge the following employees for their years of service to the Port.

**Bob Mars** - 25-years  
Big Pasco Maintenance

**Vicky Keller** - 20 years  
Administration

**Mayra Reyna** - 20 years  
Director of Properties

**Tara Ostby** - 15 years  
Law Enforcement Officer

**Gary Ballew** - 5 years  
Director of Economic Development

## DID YOU KNOW?



The airport is home to over 100 different aircraft, from multiple and single-engine airplanes to helicopters.



## TOUR THE PORT OF PASCO

The Port of Pasco invites you to a tour of the Port. To get on the next scheduled tour contact Vicky at 547-3378. 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](http://www.portofpasco.org) | [www.flytricity.com](http://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 of Properties  
Facilities Engineer  
Public Records/HR