

PORT OF PASCO

CONNECTING HERE WITH THERE

Partners in Progress

Economic development is a fundamental principle of the Port of Pasco. Bringing in new business is one component of economic development; another is helping existing businesses – both big and small – continue to grow and develop. That is exactly what is happening with frequency at the Big Pasco Industrial Center.

Food products production

In 2017, Aromatics, Inc., a wholesale supplier of peppermint and other botanical products for herbal tea companies worldwide, was outgrowing its Basin City facility. The company needed more space to sort, store and package its food-grade products.

“Aromatics requires specialized space,” said Mayra Reyna, the Port’s Director of Properties. “We were able to work with them to make the necessary improvements at one of our Big Pasco warehouses to accommodate their needs.”

Before long, Aromatics needed even more space, and the Port was again able to work with the company to provide for its changing needs.

In addition to one warehouse (43,200 s.f.), Aromatics now leases half of another.

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- New life for Barge Terminal
- Flight service options increase
- Could a Public Market be in Pasco’s future?
- Tell us how you want your news



Partners in Progress, con't.

Delivery and storage

Another local company, Tri-Cities Delivery, leased a small building at the Marine Terminal in 2011. In 2016, the local delivery business moved into a 10,000 square-foot building in Big Pasco. Currently, it is expanding again, this time into a 43,000 square-foot warehouse.

“This company has grown and grown. It now has several large contracts, including Amazon and Office Depot, that require additional space. By being flexible, having the ability to make tenant improvements and providing incentivized rent, the Port was able to meet its changing needs,” said Reyna.

Engineering

TerraGraphics Environmental Engineering Inc., which began in Moscow, Idaho, expanded to the Tri-Cities in 2013 with one employee. It now employs more than 85 professionals in the Mid-Columbia and provides support to all of the DOE prime contractors at the Hanford Site in areas such as safety and health, nuclear operations and maintenance, and environmental and engineering services.

The company had been located in a downtown Pasco office, but its growth made for crowded conditions. By working with the Port, it was able to move into a portion of an office building in Big Pasco.

“We were pleased to be able to keep this company in Pasco,” said Reyna. “It’s

also good use of this building, which has the potential to accommodate additional growth in the future.”

Partnering for success

Three very different companies with three very different space and business needs. Through flexibility, the ability to offer incentivized rent options, and Port Commissioners who are committed to our guiding principles and objectives, the Port has been able to help each move into functional space in Big Pasco to continue growing.

“Providing an environment to help businesses grow is fundamental to what we do at the Port,” she said. “It’s exciting when we can work with a business to meet its needs. It’s what propels us, and our community, forward.”

OUR QUALITY OF LIFE

Congratulations Pasco – an All-American City finalist

In June, Pasco officials and a team of 25 civic leaders traveled to Denver to compete for the All-American City designation. Pasco was one of only 19 finalists for the honor.

During the three-day conference, the team had 10 minutes to make the case that Pasco should earn the designation.

“The theme this year was inclusivity, and Pasco has a strong record in this area,” said Port of Pasco Director of Economic Development Gary Ballew, who represented the Port at the conference. “The team focused on three areas—the city’s efforts on Council redistricting to better ensure accurate representation, its response and policy following the Antonio

Zambrano-Montes shooting, and the ‘We are Pasco/Somos Pasco’ economic-vision initiative.”

While the city did not make it into the top 10, it was still a noteworthy experience, said Ballew. “Standing side-by-side with the other 19 finalists, we had great company in making our communities a better place through inclusivity. We all had challenges, and we are all working hard to overcome those challenges.

“It was a fulfilling, energizing experience. We were proud to represent Pasco knowing we are doing so well,” he said.



New use for Barge Terminal

Packaging Corporation of America (formerly Boise Cascade) has leased a portion of the Port's Barge Terminal to facilitate the Wallula Paper Mill's shift from producing white paper to packaging material.

Beginning this fall, PCA will begin moving residual fiber from sawmills and whole log chippers via barge up the Columbia River. The wood fiber, a component in creating packaging materials, will be off-loaded at the Barge Terminal in Big Pasco before it is trucked to the mill for production.

It is estimated a minimum of eight barges a month will come into the terminal.

"It is good news to have a new, independent use for the Barge Terminal," said Mayra Reyna, the Port's Director of Properties. "Container shipping on the Columbia River has slowed over the last few years, which has impacted

the use of the facility. This gives it new life.'

In addition, a 2-acre concrete pad is being constructed to serve as a temporary fiber storage site and truck-loading terminal.

PCA is retooling its Wallula Paper Mill into a packaging materials plant to meet the increasing demand for shipping boxes.

"As more and more people order online, the need for packaging materials increases," said Reyna. "PCA is adapting to changes in business, and the Port has a facility that can play an important role in its shift. It's a good partnership."



Congratulations Dianna!

Hats off to Dianna Beeler, Administrative Assistant at the Tri-Cities Airport, for being honored at the Washington Airport Management Association (WAMA) conference held in May.

She was one of three people presented the Appreciation Award for Years of Outstanding Service and Commitment to WAMA.



Flight Service Options Increase

Flight service at the Tri-Cities Airport, like all airports across the country, is always changing. New flights, different times. Adding more seats. Sometimes changes in service.

At the Tri-Cities Airport:

- Delta extended its second flight to Minneapolis through the end of the year,
- United added a third flight to Denver in May, and
- Alaska is adding a Seattle-to-Tri-Cities flight in November that will depart around 9 p.m., an important new service particularly for business travelers.

On the flipside, Alaska eliminated its service to Portland at the end of August.

“Even with the loss of the service to Portland, overall, our growth in service is a win. I’ll take it,” said Buck Taft, Port of Pasco Airport Director.

Meanwhile, the effort to secure direct flight service to and from Los Angeles continues. Airport staff members met with Delta and plan to again meet with United in January. In June, they attended the Airport Service Developers conference, which brought in airlines and airports from across the country.

“So many things impact the decision beyond demand, including pilot shortages, equipment availability and gate space at the other end to receive the flight,” said Taft. “We keep at it, knowing how important this service is for our region. LAX is still our number one air service goal.”



If you fly two times a year or more, getting your TSA PreCheck is well worth it.

The cost is \$85, and it lasts five years.

We are close to getting a dedicated PreCheck line but even now you get a separate queue. Where it can really help you is getting through security at larger airports.

More than
740,000
passengers
traveled through
the Tri-Cities
Airport in 2017.
Thanks for flying
with us!

AIRPORT BUSINESS CENTER

Welcome to Trucks & Auto Auctions

A new auction business is now operating on a 4.5-acre site at the west end of the Tri-Cities Airport Business Center.

Trucks & Auto Auctions, a Musser Bros. affiliate, operates an auto auction in the Boise area. This project is an expansion into the Tri-Cities and will offer cars, trucks, SUVs, ATVs and RVs to both the public and dealers.

Its 8,000-square-foot facility, located at 3135 Rickenbacker Drive across from Columbia Basin College, is now complete.

Musser Bros. has had a hangar at the Tri-Cities Airport Business Center for a number of years, which it recently sold. The group is building a new 9,000-square-foot hangar adjacent to the auction facility.



Left to right: Josh Musser, Scott Musser, Jake Musser.

New hangar planned for Battelle

Plans are moving forward to build a new 18,000-square-foot hangar at the Tri-Cities Airport Business Center.

The Port recently signed a lease with Battelle to occupy the new hangar. The Port received a state grant and loan to help build the facility.

Currently, Battelle houses its plane used for the Department of Energy's Atmospheric Radiation Measurement program at a hangar near the Airport Industrial Park, east of the Tri-Cities Airport.

The new facility will provide improved accommodation for the current needs and enough space when a larger plane is put into service.

Courtyard by Marriott coming

Ground will be broken this fall for a 99-room Courtyard by Marriott hotel at the Tri-Cities Airport Business Park. The project is estimated to cost more than \$10 million.

"We knew Marriott was building at this site, which was great news," said Gary Ballew, the Port's Director of Economic Development. "When we found out it is to be one of their Courtyard hotels, we were even more excited. It's designed for the business traveler. A hotel like this creates a synergy with the airport; it helps the airport, and the airport helps it. It's also an excellent anchor for more development."

The four-story hotel will feature an indoor pool, fitness center, boardroom and a casual bistro. It is being developed by Pasco's A-1 Hospitality Group and will be operated by A-1's Columbia Hotel Management arm. It is slated to open in 2019.

FedEx making more room

Tri-Cities Airport business tenant FedEx is undergoing a major facility expansion. The \$6-million project will increase the size of its facility from 14,000 square feet to 51,000 square feet.

The expansion will permit a more sophisticated process for moving packages. Cargo will be unloaded on to a raised sorting platform with a motorized conveyor running the length of the processing building. It will also include increased space for customer service, expanded office space and a new parking lot for customers and shipment vans. The site will also include direct access for planes.

The expansion is scheduled to be completed this fall.

Gauntt building new space by airport

Gauntt Northwest, LLC, has leased 1.9 acres from the Port to build a multi-tenant building now under construction near the south entrance to the Tri-Cities Airport Industrial Park along 4th Avenue (Glade Road). There is also a drive-up and walk-up espresso stand being built immediately south of the new building.

“Gauntt originally proposed the building at the Airport Business Park, but instead is taking advantage of the more industrial location on the east side of the airport for his tenants,” said Mayra Reyna, the Port’s Director of Properties.

The 12,000-square-foot building can be subdivided into four 3,000 square foot spaces.



“This is a great addition to this area, and we hope it can jump start more development,” she said.

The building is expected to be finished this fall.

Update on potential Public Market in Pasco

The Port of Pasco continues to work with the City of Pasco and the Tri-Cities Public Market Foundation to determine the feasibility of creating a Tri-Cities Public Market in Pasco.

Currently, two sites are being considered—the Pasco Farmers Market in downtown or a riverfront industrial site the Port owns just east of the cable bridge on the Columbia River.

Work has already included hiring a consultant to analyze the options, a public survey with nearly 3,000 responses, and a gathering of potential vendors.

The next steps are the presentation from the consultants in September, followed by the determination of which site is most appropriate for the market.

“A public market is good for Pasco,” said Gary Ballew, the Port’s Director of Economic Development. “There is clearly

the energy, desire and movement to make it happen. We need to make sure that energy matches the site.”

TRI CITIES PUBLIC MARKET

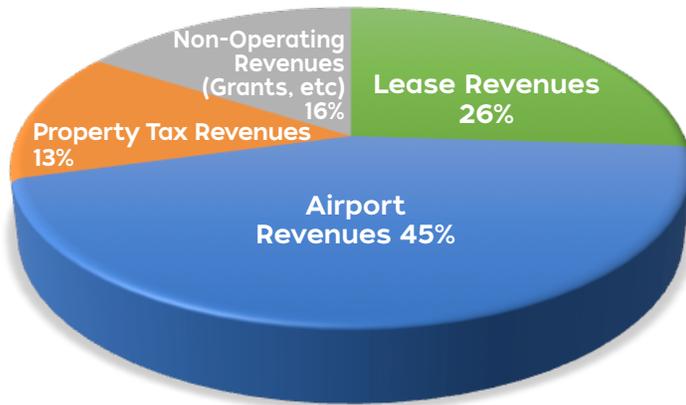
Tri-Cities Public Market Foundation describes the vision for the market as this: “Bring a vibrant cross-section of the Tri-Cities’ diversity under one roof in order to help local artisan and food businesses thrive here and beyond.”

PORT MATTERS

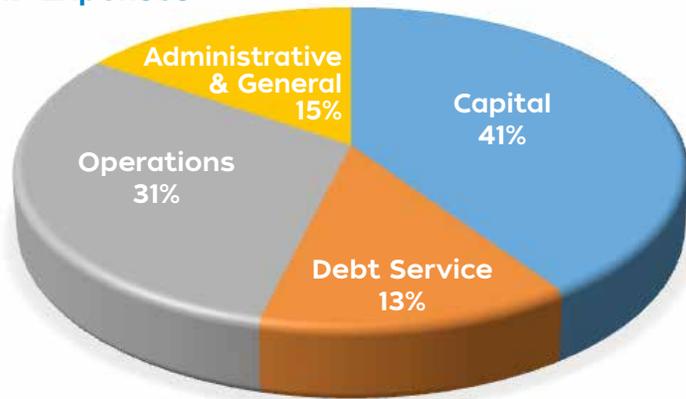
Port of Pasco 2017 Financial Report

The revenue and expenses below are based on the pending 2017 state audit for the Port of Pasco. To view all Audited Reports for the Port of Pasco, please go to: www.portofpasco.org/about-us/financial-information

2017 Revenue Sources



2017 Expenses



How do you want to get Port news?

There is always so much happening within the Port District – and we want to make sure you know all about it. Our question for you is, what's the best way to get that news to you?

- Is getting something in the mail a good way to get information to you?
- Do you read the Port of Pasco Newsletter?
- Would you read a newsletter e-mailed to you?
- Do you get your Port information from Facebook?

Go to (link) to take a quick survey or feel free to call Vicky at 547-3378 and provide your feedback.



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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

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



RiverFest

2018 Our Rivers,
Our Way of Life



RiverFest 2018 – Our Rivers, Our Way of Life

Save **September 8** for a fun, educational, family event focusing on our region's unique river systems and their benefits for our communities and economies.

RiverFest 2018 will be held from **11 a.m. to 3 p.m.** at the east end of Columbia Park in Kennewick. Rep. Dan Newhouse and Rep. Cathy McMorris Rodgers will kick-off the event at 11 a.m.

You'll be able to tour a tugboat, walk through a giant salmon, experience the Wanapum Tribe Discovery exhibit, play in a giant bin of wheat and much more!

Check it out at www.pascochamber.org/riverfest.