

PORT OF PASCO

CONNECTING HERE WITH THERE



The Marketplace at Osprey Pointe will be the first building in the new mixed-use complex.

Osprey Pointe: Moving from Vision to Reality

As James Sexton was growing up in the Tri-Cities, he would sometimes find himself along a riverfront section of Pasco that is now Osprey Pointe. Little did he know that someday he would be helping develop this area into something special for the community.

"I was very familiar with the area. I drove by the site once the Port began working on it and thought it would be a good waterfront development," he said. "It's hard to find waterfront property in the Tri-Cities that is not next to a big dike. It checked all the categories that I was looking for to develop."

His vision for the property includes a mix of a large marketplace, up to 1,000 residential dwellings, office and retail space, restaurants, a 6,000-seat entertainment venue with an outdoor amphitheater, and a hotel on the 55-acre site. The plan includes nearly 3 miles of walking paths, a splash pool and benches along the river.

"Our plan is to create a community where people can live, walk, work and play," James said.

It's a plan that matches much of what the Port of Pasco envisioned as it created Osprey Pointe.

And, if all goes as scheduled, JMS Development, led by James, will have its first building under construction in early 2021.

The Marketplace at Osprey Pointe

That building is a 76,000-square-foot facility to house The Marketplace at Osprey Pointe. The three-story structure will include

up to 120 spots inside for local vendors and restaurants. It will also include 7,500 square feet of banquet space and overflow seating for restaurants on the second floor.

"It will be similar to the Pybus Public Market in Wenatchee, but larger. That facility is 65 feet wide; the central walkway in our building is 65 feet wide," he said. "We will also have a functioning second floor."

James envisions The Marketplace as not only a home for local vendors, but also wedding receptions, banquets and other gatherings.

He is already getting significant interest from potential vendors.

The building is slated to be open for business by the summer.

Housing and mixed-used buildings coming soon

Other buildings in the early phases of the project will begin as soon as zoning changes are implemented.

"We want to get started right away on the first 25 single-family homes and two mixed-use buildings," he said.

The homes are targeted at first-time home buyers or people who are retired.

"They are small, condo-style homes with a one-car garage," James said.

The mixed-use buildings are designed to have commercial and restaurant businesses on the first floor and condominiums on the floors above. The condos vary in size with some larger, three bedrooms and two bath units.

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Other plan components

The additional housing and mixed-used buildings will be built on a rolling basis, said James.

“When we sell 50 percent of those first homes, we will start on the next ones,” he said. “When we get the mixed-use buildings occupied, we will develop additional commercial buildings. We know some parts of the development will go faster and some will go slower.”

The timeline for the hotel and entertainment venues are yet to be determined.

“During all of the building projects, we plan to use local contractors first,” he said.

Osprey Pointe Conceptual Master Plan, which shows a mix of waterfront access, commercial buildings including The Marketplace at Osprey Pointe, housing, a hotel and entertainment venues.

Building for the entire community

“It’s important to the Port and it is important to us that this area be built for community use as well,” said James. “The Marketplace will draw the entire community. The hotel will have kayaks for rent and the splash park will be fun for children. We are building benches and making other enhancements to the public trail along the waterfront for people so they can enjoy the river. We’d love to see a swimming area. There will be plenty of public parking. The entertainment venue is something the Tri-Cities truly needs.

“We are excited for the entire community,” he said.

Reimann Industrial Center Work Moves Ahead, Site Dedicated

The Port is working on several fronts to advance the development of the Reimann Industrial Center, the Port’s newest industrial project.

The size and layout of lots within the Reimann Industrial Center will be determined with the creation of the site’s Master Plan, an essential step in moving the project forward. The plan will also outline the improvements needed to make the site shovel-ready for potential development. The plan should be completed in early 2021.

In addition, the Port is beginning the funding process for important infrastructure including extending the rail spur that runs along the site.

The Port applied for and received funding from the state Community

Economic Revitalization Board for funding. CERB provided \$575,000 in the form of an \$86,250 grant and a \$438,750 loan. The Port will provide \$575,000 in matching funds.

The Port will be coordinating with BNSF and the Washington Utilities and Transportation Commission on this rail extension.

The Port is also using \$300,000 in Franklin County Economic Development Funds for engineering work on roads and utilities associated with the site. Once the engineering is complete, estimated to be the fall of 2021, the Port will apply for state of Washington funds for construction.

The 300-acre development located just north of the Pasco Processing Center was officially dedicated on January 13th. The site is already attracting the attention of potential developers. The Port is partnering with Franklin County, the city of Pasco, Franklin County PUD, TRIDEC, and others to create this new industrial site to bring additional family wage jobs to Franklin County.

Welcome Stephen

In early November, Stephen McFadden joined the Port of Pasco as Director of Economic Development and Marketing. He replaces Gary Ballew, who took a position as Vice President for Economic Development for Greater Spokane Incorporated.

Stephen comes to the Port from Adams County where he served as the Economic Development Director for six years.

"Stephen brings his experience in attracting new business to Adams County. He's successfully worked with food processors and renewable energy businesses," said Randy Hayden, Port of Pasco Executive Director. "He knows how to forge strategic partnerships and has developed strong relationships with state legislators. We are fortunate to add someone of his caliber to the area. We know he will benefit not only the Port, but the many agencies and businesses located in Franklin County."

Stephen came to economic development via a non-traditional route, and the career move was not necessarily intentional.

"It was more a natural progression," he said.

Stephen spent nearly 30 years in community journalism, including 10 years as publisher and owner of the Ritzville Adams County Journal.

Community engagement plays an important role in local journalism. It was that involvement that led to his interest in economic development. He served 10 years on the Adams County Development Council, including as the Charter Chairman.

In addition, he served as Chairman of the Big Bend Community College Board of Trustees.

"Big Bend is a workforce education community college," Stephen said. "It is important to work closely with business and industry to train students to meet their needs. It was great experience for me."

He was eventually asked to become the Economic Development Director for Adams County, a role he held for six years. During this time, he worked closely with Gary Ballew to lead the Eastern



Stephen McFadden, Port of Pasco's Director of Economic Development and Marketing

Washington Economic Development Alliance. This gave him important insight into the Port of Pasco, its focus and priorities.

"The Port is very successful, and it is exciting to be a part of it," he said. "The Port has a very diverse set of assets from air transportation, massive warehouses, industrial development sites, The Wharf, and others, that are attractive to business and industries. It is exciting to think about what new industries we should be inviting to the Port and Pasco; it could be renewable energy industries, artificial intelligence, or new technologies. As the world changes, we want to encourage new industries such as these to be a part of our community."

Welcome to the Port,
Stephen.

The Reimann Industrial Center is now a reality.



Flying into the Future

The COVID-19 epidemic is an unprecedented interruption in the course of business and leisure travel, so understanding how potential passengers are adjusting to and “normalizing” the ever-changing landscape is critical to long-term services at the Tri-Cities Airport.

To get a glimpse at just what potential travelers were thinking, the airport did an online survey in early summer. Over 450 people voluntarily responded providing the airport with important insight into travelers’ thoughts and feelings.

The results highlighted the value and respect travelers have for the services offered at the Tri-Cities Airport, even amid a pandemic. It also indicated the eagerness of people to return to air travel.

Closely matching previous surveys, the majority of responders (87 percent) indicated that Tri-Cities Airport is their preferred airport of departure. And 70 percent of responders stated they fly from Tri-Cities Airport “almost all of the time” when flying.

At that time, nearly half hoped to return to travel by air in the fall.

Questions regarding passengers’ concerns about traveling at this time were also included. According to results, people felt other passengers and being on the plane itself posed the greatest risk. The majority continued to want nearly full services at the airport, including grab-and-go food.

Respondents also were looking for many of the safety measures already in place at the airport: airport employees in Personal Protective Equipment, a reduction of tables in the restaurant area, sanitizer stations, social distancing markers and the requirement to wear masks.

Flying Safely

Months into the pandemic, airports and airlines are taking numerous steps to make flying as safe as possible. These steps include temperature testing and/or asking about symptoms (fever, loss of sense of smell, chills, cough, shortness of breath); enhanced cleaning and disinfection; contactless boarding/baggage processing; use of physical barriers and sanitization in airports; physical distancing in airports and during boarding; use of face coverings or masks; separation between passengers on board when feasible; adjustment of food and beverage service to reduce contact; control of access to aisles and bathrooms to minimize contact; limiting exposure of crew members to infection; and facilitation of contact tracing in the event that a passenger develops infection.

Steps Passengers Can Take

Passengers can help, too. Wear a mask; don’t travel if you feel unwell; and limit carry-on baggage. Keep distance from others wherever possible; report to staff if someone is clearly unwell. If there is an overhead air nozzle, adjust it to point straight at your head and keep it on full. Stay seated if possible and follow crew instructions. Wash or sanitize hands frequently, and avoid touching your face.

For more information, visit the Center for Disease Control website which has a section designed specifically for travelers during this time.

www.cdc.gov/coronavirus/2019-ncov/travelers/travel-during-covid19.html



The Tri-Cities Airport appreciates the input and the support from our community as we move forward together. We take your input seriously as we work to provide safe and convenient air travel, now and well into the future.



New Hangar Helps Keep Program in Pasco

A new 18,240-square-foot hangar at the Tri-Cities Airport Business Park has been completed and will provide an expanded operation base for the U.S. Department of Energy's Atmospheric Radiation Measurement aerial facility.

The hangar provides nearly 9,000 square feet of hangar space to support a new research aircraft as well as maintenance, science support and office space.

ARM is operated for DOE by Pacific Northwest National Laboratory. It serves the global science community, focusing on providing airborne measurements of cloud microphysical properties and radiative properties of the atmosphere, as well as aerosols and trace gases. The previous aircraft, which flew its final mission in 2018, has been housed at a hangar on the commercial side of the Tri-Cities Airport for over 30 years.

DOE has purchased a Bombardier Challenger 850 to carry on its mission.

"This is an example of how the Port works to retain local business," said Don Faley, Port of Pasco Deputy Director of Airports. "The new aircraft would not fit into the existing hangar so if we were not able to create a larger space, there was concern that the program could move out of our area. We believe this hangar not only supports ARM and PNNL, but also encourages the growth of corporate aviation at the airport."

The \$3.4 million project was funded with a \$2 million loan/grant from the state Community Economic Revitalization Board, \$350,000 from Franklin County's economic development fund, \$500,000 from the Port of Pasco, and \$550,000 from DOE for tenant-customized improvements.

The new, larger hangar will be leased by Battelle, which operates PNNL for DOE.

Airport Finishes Taxiway A Realignment Project

The \$9.4 million project to realign Taxiway A was completed this summer.

The taxiway, which now runs parallel to the main air carrier runway, is used by both air carriers and general aviation pilots.

The work included 4,200 feet of new taxiway and another 3,000 feet of renovated taxiway. It brings the taxiway into Federal Aviation Administration compliance and positions the airport for future growth.

"Airports are constantly evolving to keep pace with passenger growth, safety regulations, technological advancements and more," said Buck Taft, Port of Pasco's Airport Director.

FAA Airport Improvement Program funds paid for 90 percent of the project, and the Port funded the additional 10 percent.

It's Open and It's Convenient

The new Courtyard by Marriott Pasco Tri-Cities Airport is open for guests. Located on Argent Road within walking distance of the airport, the 99-room hotel features amenities that cater especially to business travelers.

The facility also includes a wonderful new bistro and bar services open to the public, as permitted by COVID-19 restrictions.

Phase 1 of The Landing Underway

Initial work on the first of two buildings in The Landing, LLC, is underway.

Located at the corner of Argent Road and Varney Lane, this building will be the home to a 4-store commercial, flex-space building.

A second, 6-store retail building is also planned for the 2-acre site with construction set to begin this spring. It is designed to be flexible space, ready to accommodate the needs of a variety of businesses including restaurants, coffee shops, commercial space and more.

"This site is perfect to serve light industrial, commercial and retail with its access to the airport, the surrounding neighborhood and Columbia Basin College," said Mayra Reyna, the Port's Director of Properties.



North Franklin Visitor Center Now Open

A new facility in Connell is welcoming guests to the northern area of the Port of Pasco district.

The Port of Pasco partnered with the city of Connell and the Greater Connell Area Chamber of Commerce to create the North Franklin Visitor Center located at 661 S. Columbia Avenue.



The building, previously a physician's office, was refurbished to accommodate this new use.

It includes a lobby area, a small conference room which can hold up to 20 people, a small office for the Chamber and an outdoor deck. The Connell Chamber staffs the facility.

Interior of the new North Franklin Visitor Center.



The new North Franklin Visitor Center, located at 661 S. Columbia Avenue, Connell

"The new center provides a way for visitors to discover the activities and businesses in this part of our Port district as well as showcase the history of the area," said Randy Hayden, Port of Pasco Executive Director. "Everyone we worked with in Connell, the city staff, the council, businesses and the Chamber, were so excited to engage with the Port on this project. We all know it will help Connell and the businesses in this area of the Port district."

Watch for more information about a formal ribbon-cutting ceremony.

Working to Get Everyone Connected

Having access to high-speed broadband services was once considered an essential consideration for economic development. Rural areas were lagging behind partly because companies prefer to invest in more densely populated urban areas where their investments would generate higher returns.

Now, amid a pandemic, so much of life has gone online: school, meetings and even family and friend gatherings. The gap between those who have access to broadband service and those who do not is even more prominent.

In 2000, the state of Washington legislature authorized port and public utility districts to build open-access telecommunication infrastructure to bring high-speed broadband service at competitive rates to underserved areas of the state. The ports and PUDs build the infrastructure, which is then open to any and all private internet providers to sell the service to end users.

Since that time, port districts have investigated how to fulfill this mission.

For our area, an important step has been the creation of a collaborative effort between the Port of Pasco, Port of Kalama, Port of Ridgefield, Port of Bellingham, Port of Skagit County, and Port of Whitman County.

The six ports formed a publicly owned limited liability company named Petrichor Broadband. Its mission is to provide wholesale telecommunications facilities with the collective goals of:

- Enabling communication services to unserved or underserved areas within member communities.

- Creating economic opportunities, including sustainable community wage jobs.
- Consolidating administrative and operating functions for efficiency.

"With COVID-19, it has become even more important to work toward these goals," said Randy Hayden, Port of Pasco Executive Director. "The resulting work of Petrichor Broadband will be a huge win for those in rural, underserved areas of our state, including portions of our Port district."

The Franklin County PUD "has done a great job of extending broadband services to much of the county," he said. "We hope that our partnership with Petrichor will provide the PUD with additional resources and expertise to make their system even better."

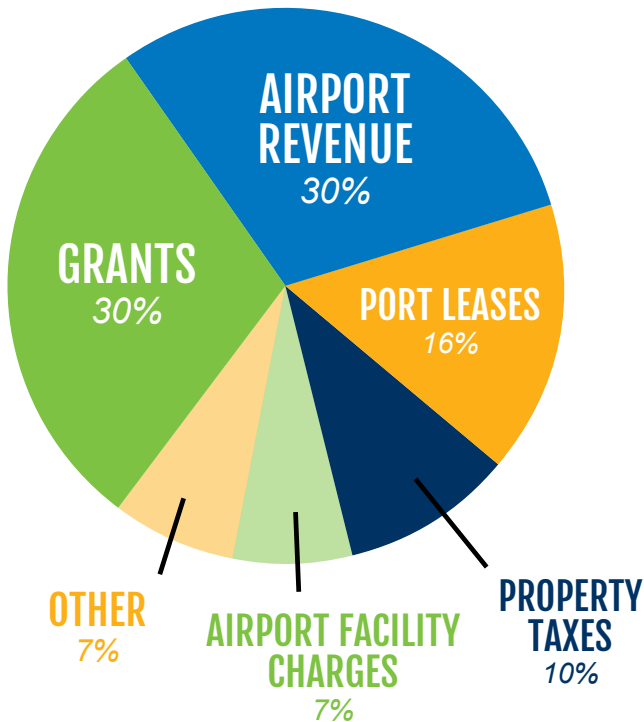
The administration of Petrichor Broadband is being handled by the Port of Whitman County, which has an established track record in developing infrastructure, partnering with local and regional carriers, and providing affordable, state-of-the-art telecommunications opportunities. The cooperative will manage the broadband communications systems of participating ports and save money on items such as software and data rates.



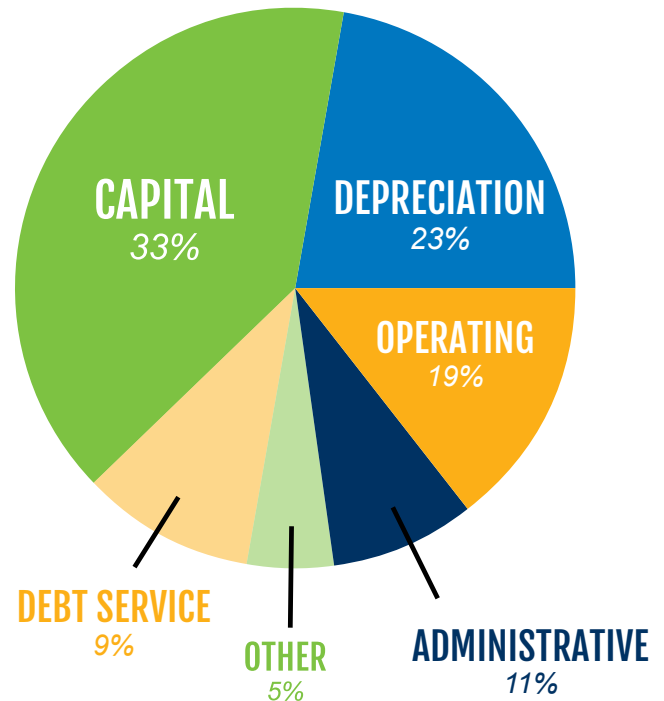
Port of Pasco 2021 Budget

The graphs below are based on the 2021 budget passed by Port of Pasco Commission at the end of 2020. The Port's 2021 budget is located on the Port's website at www.portofpasco.org/about-us/resolutions.

2021 Budgeted Revenues



2021 Budgeted Expenses



FINANCIAL FAST FACT

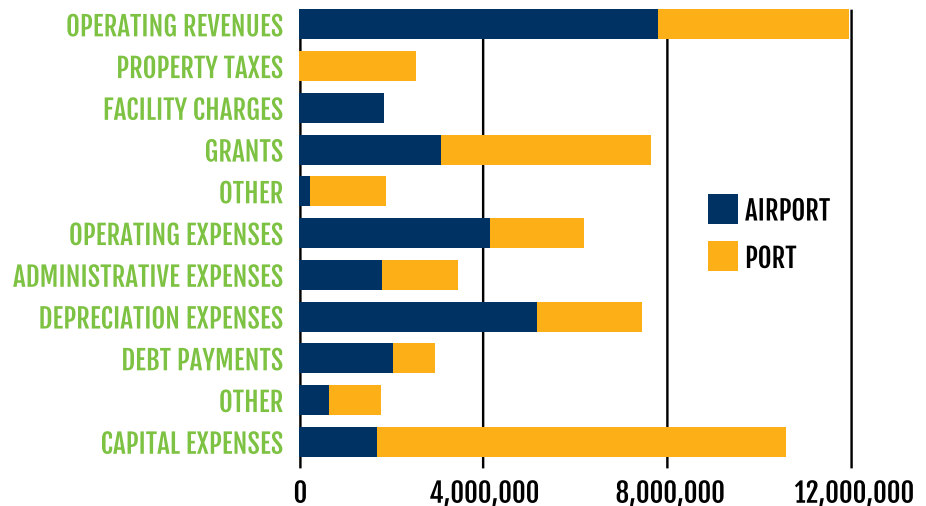
The Port of Pasco recently took advantage of historically low interest rates to refinance two existing debts.



The first action was to refinance a loan from the Hanford Area Economic Investment Fund issued in 2019. Initially issued at 4.125 percent, the new rate is 3.25 percent with a total savings of \$259,171 over the life of the loan.

The second action was toward bonds issued in 2010. In August, the Port issued \$3.6 million in bonds; proceeds from the sale were used to pay off the remaining 2010 bonds as well as the Port's outstanding \$1.5 million city of Pasco loan for Argent Road. Savings on refinancing this debt was \$722,616.

In total, the Port is saving nearly \$1 million.



Big Pasco Update: Road and Storm Water Improvements Underway

Significant road work is underway at the Big Pasco Industrial Center.

The project includes repairing 3 miles of industrial roadway and adding storm water management, something not considered when the facility was originally developed by the U.S. Corps of Engineers.

"Big Pasco has 30 acres of rooftops. When it rains and snows, all those rooftops create a vast amount of water which comes down onto the roads," said Randy Hayden, Port of Pasco Executive Director. "The new system will help control this runoff water."

A \$5.7 million contract for this portion of the renovation work at Big Pasco was awarded to Premier Excavation. The work will take place in phases to minimize impact on businesses in Big Pasco. It is slated to continue through 2021.

The road work is being funded with a grant from the U.S. Economic Development Administration and Port matching funds.

Response to COVID-19

These are unprecedented times. The Port of Pasco Commissioners and staff continue our work to diligently serve our constituents within the guidelines set forth by public health agencies. Things change quickly, and we are making every effort to be nimble and responsive.

The airport is open. Tri-Cities Airport remains open and operating. If you have questions about the airport or flight services, visit www.flytricity.com.

Commission meetings. Port of Pasco Commission meetings are open to the public and are typically held the second and fourth Thursday of each month at 10:30 a.m. in the Port of Pasco Administration Office. Due to COVID-19 health concerns, the Port administrative office is currently closed to the public but interested residents can join the Commission meeting via Zoom. Please contact us at 509-547-3378 for further information on how to join in. Additional information is also available at the Port's website.

Keeping you informed. The way ahead is uncharted for all of us. At the Port, we will provide periodic updates via our website, Facebook pages and news releases.

Thank you for your support as we work together to safeguard the health of Port employees, tenants and citizens.

RiverFest Goes Digital

Unusual times call for creative solutions, and the team that puts together RiverFest is doing just that. With the cancellation of RiverFest 2020 because of COVID-19, organizers have instead created a digital documentary which highlights the importance of the river system in our region.

"It's a story that needs to be told," said Randy Hayden, Port of Pasco Executive Director.

"The hour-long documentary looks at the river's impact on the region's power, irrigation, fish, recreation and transportation. The Pasco Chamber of Commerce did a great job putting it together."

The public is encouraged to watch the documentary called "Our Rivers. Our Life" and share it with friends and family in the community and beyond.

If an hour seems too daunting, the documentary has also been broken down into smaller segments by category for quicker viewing.

It can be found at the RiverFest website at www.riverfestwa.org, which has both the full version and the smaller segments. The full documentary is also available at the Pasco Chamber of Commerce website.



Goodwill Expands Warehouse Space

At the beginning of 2020, Goodwill Industries was leasing 18,000 square feet of warehouse space at Big Pasco Industrial Center. The organization added additional space in August and again in September, bringing its leased space at Big Pasco to 30,000 square feet.



Port of Pasco

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Equal Opportunity Employer

Port Commission

Jim Klindworth | Vicki Gordon | Jean Ryckman

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

Port Staff

Randy Hayden	Executive Director
Buck Taft	Airport Director
Don Faley	Airport Deputy Director
Barry Gilk	Airport Chief of Police
Donna Watts	Director of Finance
Stephen McFadden	Director, Economic Development & Marketing
Mayra Reyna	Director of Properties
Tracy Friesz	Facilities Engineer
Lori French	Public Records/HR