

PORT OF PASCO

CONNECTING HERE WITH THERE

Your Port is Doing Great Things; Take Time to Learn About It

I was elected to represent District #1 for a six-year term as a Port of Pasco Commissioner in November of 2017, after Commissioner Ron Reimann was tragically killed in an accident in July of 2017.

I had little time to get up to speed on what being a Commissioner would mean and thanks to my two fellow Commissioners, Jean Ryckman and Jim Klindworth plus an extremely talented staff, I have come to learn how important our Port is to our community and region. Who knew? Do you know?

I have developed a great appreciation for what our Port encompasses and the broad range of efforts that this Port undertakes on our behalf.

I have a much better understanding of how diverse a port can be. Our Port includes the third largest airport in the state, over 1.7 million square feet of industrial, warehouse and office space, a marine terminal, property for development, access to multimodal transportation, and rail lines and roads.

I have learned how the Port works to support agriculture, the small entrepreneur and the large corporation, industrial and manufacturing work of all kinds, the aerospace industry, along with providing space for innovation. It has given me deep appreciation for the Port's efforts that have brought millions of dollars into the economy and countless jobs.

We are continuing to pursue additional property within the district, including in North Franklin County, to provide new development opportunities.

Importantly, I have learned through my work as a Commissioner that the residents of the District can have complete confidence we manage the nearly \$70-million Port operating and capital budget wisely and judiciously.

I have come to better understand the significance of collaborations within our region. As Commissioners, we serve on a number of boards, committees and commissions both locally and statewide, as does our staff. This allows us not only a better understanding of issues, efforts, and projects that impact the Port, but how we can work together to achieve significant progress that otherwise would not be possible. Collaborations with tribes and elected officials, locally, statewide and nationally, prove vital.

I encourage you to become more familiar with our valuable Port of Pasco, and the business we conduct on behalf of the taxpayers of the Port District. Our public meetings are open to all either in person or online. We invite you to visit our webpage and follow us on social media. We invite you to take part in Port events or attend one of our VIP tours of Port properties.

We welcome your interest and your input. You, too, may want to serve as a Commissioner for the Port of Pasco. I have found it to be not just educational but fulfilling.

Vicki Gordon

President, Port of Pasco,
Board of Commissioners



Future Home of Darigold in Pasco



Darigold broke ground on its nearly 400,000-square-foot facility in September and has started the initial phase of site development on 150 acres of the Reimann Industrial Center. The company plans to invest \$650 million and construct the largest milk processing facility in North America. Darigold intends to commence operations in 2024. Pictured at the groundbreaking are officials from Darigold and the Port of Pasco.



SPRING
2023

PAGE 2

NEWCOLD PARTNERS WITH DARIGOLD

PAGE 3

AEROSPACE INNOVATION & MANUFACTURING CENTER

PAGE 3

AGRICULTURAL INNOVATION CENTER PLANNING BEGINS

PAGE 6

FLYING TO DALLAS MAY GET EASIER



NewCold to Partner with Darigold

One of the fastest growing advanced automated warehouse and cold chain logistics companies will add Pasco to its lists of sites across the world. NewCold has agreed to develop a plant in support of Darigold's new Reimann Industrial Center facility.

Initially, Darigold planned to have its own cold storage system, but recently contracted with NewCold for those services.

NewCold plans to build a 400,000-square-foot plant adjacent to Darigold with a bridge connecting the two, said Stephen McFadden, the Port's Director of Economic Development & Marketing.

"This will allow product produced by Darigold to be moved directly to the NewCold building for storage before shipping," he said.

The New Cold project is an additional private investment at the Reimann Industrial Center and will add at least 100 additional jobs.

"This is a big new development for Reimann, for the Port and, most of all, the community to have this international company making such a significant investment in our region," said McFadden.

NewCold has a global network with 15 locations operating on three continents with additional sites under construction. Pasco will now be one of those sites.

Reimann Industrial Center Named First BNSF Certified Site in Washington

BNSF Railway has designated the Reimann Industrial Center as one of its Certified Sites.

Reimann is the first BNSF Certified Site in the state of Washington and one of only 33 in the country.

"BNSF's site certification puts the railroad's stamp of approval on the Reimann Industrial Center. The Port is pleased and grateful to have earned this designation," said Port of Pasco Economic Development & Marketing Director Stephen McFadden.

The railroad's Industrial Site Certification program is a rigorous process that identifies "optimal rail-served sites" via an in-depth review process. According to BNSF, the certified site designation helps its freight customers reduce development time, increase speed to market, and diminish upfront development risk at rail-served industrial sites.



Congressional Leaders Instrumental in Reimann Last Mile Rail Project

Washington's Congressional delegation has delivered \$3.6 million in federal funding for the Port's Reimann Industrial Center Last Mile Rail project. The funding was secured when Congress approved the Fiscal Year 2023 omnibus appropriations bill.

Senator Patty Murray and Senator Maria Cantwell sponsored the Port's request for infrastructure funding. Congressman Dan Newhouse supported the project in the House of Representatives.

"The Port is grateful to receive this funding," said Vicki Gordon, President of the Port of Pasco Commission. "Our congressional leaders served as great champions of this important project, especially Senator Patty Murray and her staff. Without their support, the Port would have been highly challenged to secure the critical project funds."

The \$3.6 million will construct 6,100 feet of industrial rail that will serve the Darigold project and future businesses that locate on the Port's remaining land at Reimann. The last mile of rail will directly connect with the BNSF rail yard. This project ensures the Reimann Industrial Center will support multimodal transportation.

The FY 2023 Congressionally Directed Spending approved for the Reimann Last Mile Industrial Rail project fills the final funding gap in a \$25-million infrastructure project that has been funded, up until now, with committed local and state funding.

"The Port of Pasco has been fortunate to have strong support for the development of the Reimann Industrial Center from multiple community partners," Executive Director Randy Hayden said. "Darigold is the single largest project to locate at a Port of Pasco industrial center. Winning this project wouldn't have been possible without the support and infrastructure investments made by the City of Pasco, Franklin County, Franklin PUD, TRIDEC, the state legislature, and now our congressional delegation."

UPS Expanding to PIC395

UPS has recently agreed to purchase 12 acres in the Port's Pasco Industrial Center 395 (PIC395) located across from the Pasco Processing Center.

The new site allows the company to build a second shipping center in the Tri-Cities. UPS has indicated it will add 75 full-time and 65 seasonal employees at its new facility.

The PIC395 site was attractive to UPS because of its easy access to U.S. 395.

UPS is the second company to purchase property within PIC395. Old Dominion Freight Line Inc. will purchase 17.7 acres to build a transloading facility to replace its existing location at the Pasco Processing Center.

PIC395 has one 25-acre site still available with several companies expressing interest, said Stephen McFadden, Director, Economic Development & Marketing.

"This 54-acre site, which we only made available in 2021, was shovel-ready with road and utility infrastructure already in place. The demand for the property within PIC395 shows that it has certainly met a need," he said.



It's a New Record!

The Port of Pasco has over 1.7 million square feet of warehouse, office, and industrial space in its portfolio for lease. Port leased property includes Big Pasco Industrial Center, the Airport Industrial Park, and the Marine Terminal.

As of early March, 99.15 percent of that space was under lease. That's a record! It's also a reflection of just how important Port property is with its flexibility, affordability, and functionality.

Looking to relocate, expand or even start a business? The Port currently has office space available. In addition, there is always movement within our leased space. So, we may be nearly full now, but we'd love to talk to you. Give **Mayra Reyna**, Port Director of Properties, a call at **509-547-3378**.

Growing Idea! A New Agricultural Innovation Center

The Tri-Cities is already a recognized leader in agricultural innovation. Now steps are underway to take those efforts even further with the creation of an Agricultural Innovation Center. The project is a result of the Tri-Cities Regional Chamber of Commerce's regional visioning effort known as MyTRI 2030.

"Agriculture is big business in this area and because of that, we have the expertise and horsepower here to support a state-of-the-art agriculture research and development facility," said Randy Hayden, Port of Pasco Executive Director and chairman of the Commerce's MyTRI 2030 Agricultural Committee. "Such a center would create important collaborations, empower local farmworkers, help spur the creation of more value-added products, and keep us on the forefront of the technology advancements in agriculture."

As envisioned, the center would involve the private sector, farmworkers, commodity groups and commissions (such as wheat, grapes, hay, and potatoes), educational institutions, and the state and federal departments of agriculture. It would contain labs, space for innovation, and conference rooms.

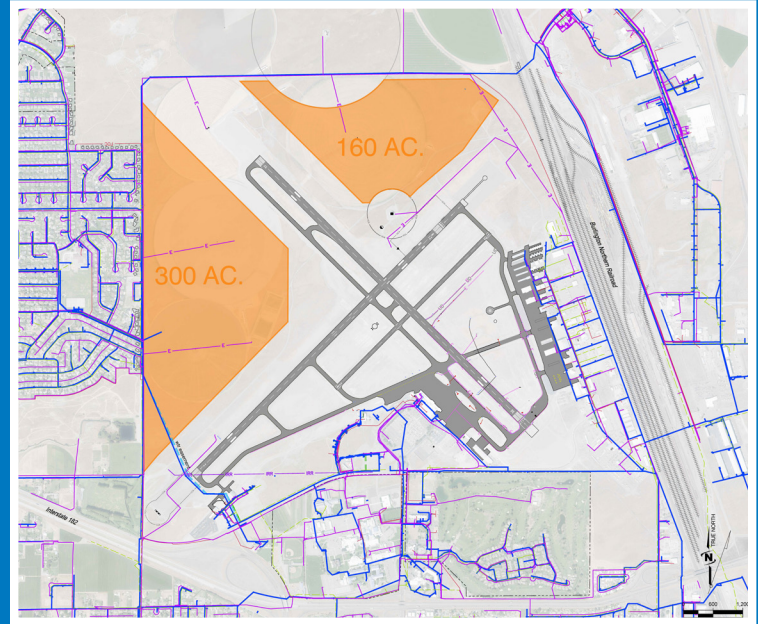
The project is still in the initial stages, including pursuing state funds for a feasibility study and federal grants to support design and construction.

If you are interested in being a part of the initial planning of the Agricultural Innovation Center, contact Randy Hayden, at 509-547-3378 or Miles Thomas at the Tri-City Regional Chamber of Commerce, 509-736-0510.



Grant to Kickstart Proposed Aerospace Innovation & Manufacturing Center

Surrounding the Tri-Cities Airport, the Port of Pasco owns 460 acres waiting for development. Now, with the help of a \$416,000 grant from the Washington State Department of Commerce, the Port will launch a master planning process for the area's development.



The 460 acres highlighted in orange would be the site of the proposed Aerospace Innovation & Manufacturing Center. The airport runway system is in gray.

The dream for the site? An Aerospace Innovation & Manufacturing Center.

"We believe the Tri-Cities Airport is the perfect location to welcome a fast-growing industry with a long legacy in Washington," said Executive Director Randy Hayden. "Aerospace is rapidly evolving, including advancements in electric and hydrogen-powered aircraft, private space exploration, vertical take-off and landing vehicles, autonomous flight systems, and uncrewed aerial vehicles. Modern aerospace companies are developing impressive new technologies for civil, commercial, and military markets. The right projects will be very successful in Pasco."

"We are the third largest air carrier airport in the state with excellent air service that could easily support nationally or regionally based companies," said Airport Director Buck Taft. "The AIM Center is an opportunity to utilize the airport's significant asset – available land immediately adjacent to the runway system. Our vision includes direct access to the flight line for these new companies."

The state's pilot grant intends to spur development of industrial centers that result in the overall expansion of manufacturing in the state. The concept was led by state Sen. Matt Boehnke (8th) and funds preliminary engineering and site investigation that confirms a specific land area is ready to serve manufacturing companies. The Port intends to complete an extensive master plan; site due diligence will include traffic impact analysis, phase 1 environmental assessment, geotechnical sampling, cultural and archaeological analysis, and a process for public engagement.

"The Port has been exploring ways to develop the land and utilize it to attract advanced manufacturing employers that will generate high-wage jobs. The grant will accelerate the process," he said.

The Port will provide \$80,000 in local grant match. State grant funds must be spent by June 30, 2023.

Telling Our Story

It's an online world nowadays, and the value of having a strong online presence is significant. The Port of Pasco is taking steps to ensure its story is being told effectively and fully.

With the help of Field Group Marketing, the Port is now working to make its website more user friendly and current while also increasing its presence on social media including Facebook, Instagram, and LinkedIn.

It's paying off. Visits to the Port and Tri-Cities Airport websites have increased appreciably. Likes and follows on Facebook have gone up over 50 percent in the first 9 months of the focused effort. Instagram and LinkedIn are both new and have already attracted a strong following.

We have a great story to tell about an interesting history, strong community partnerships, a growing airport, new industrial and business development opportunities, and so much more.



Connect With Us!



On the Web
PortOfPasco.org
FlyTriCities.com



Facebook
 Port of Pasco
 Tri-Cities Airport - PSC



Instagram
 PortOfPasco



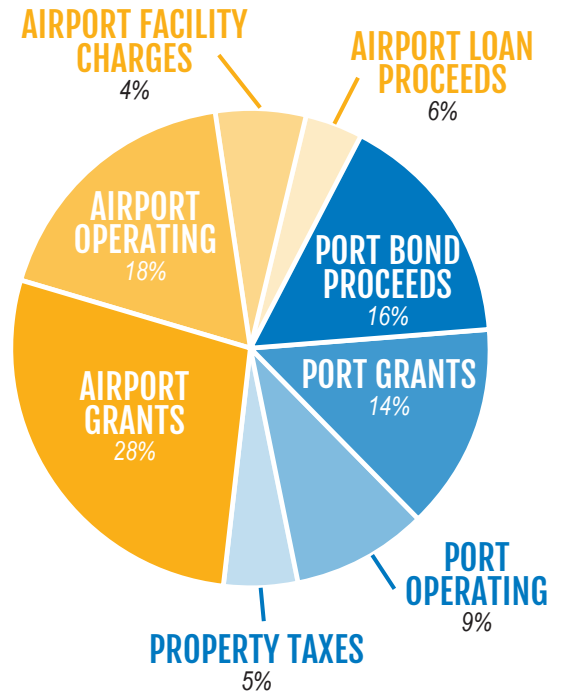
LinkedIn
 Port Of Pasco
 Tri-Cities Airport - PSC

Port of Pasco 2023 Budget

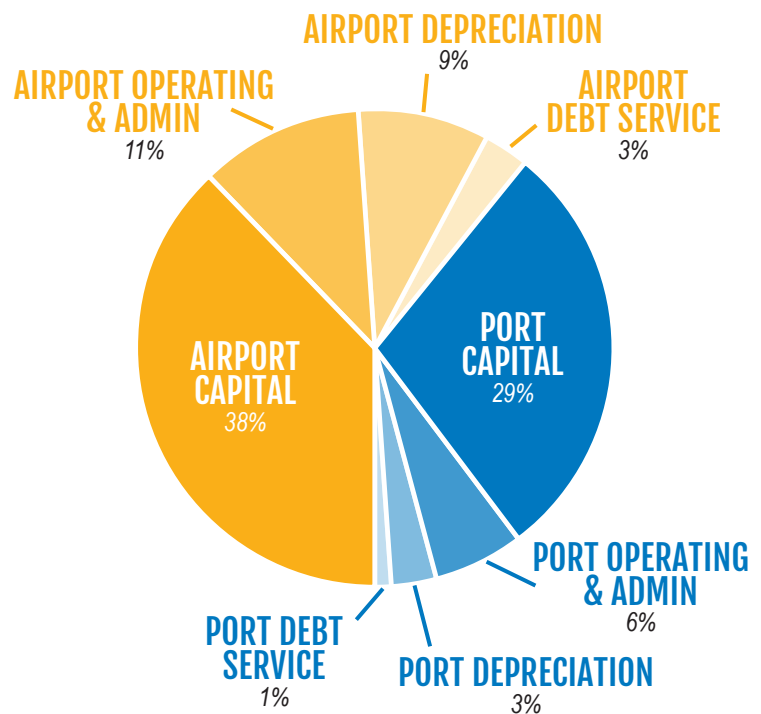
The graphs below are based on the 2023 budget passed by Port of Pasco Commission in 2022. The Port's 2023 budget can be found on the Port's website at www.PortOfPasco.org.

AIRPORT | PORT

2023 Budgeted Revenues



2023 Budgeted Expenditures



Getting to Know Hancock Sandblast and Paint

There are pieces of San Francisco's Golden Gate Bridge at the Port of Pasco. Not oversized souvenirs, but actual parts to go on the bridge.

Port tenant Hancock Sandblast and Paint is working on an upgrade to the iconic bridge by sandblasting and then coating numerous pieces for its 1.7 mile span.

Hancock is one of only two companies approved by the Golden Gate Bridge, Highway and Transportation District to do this work, which includes matching the color specifically.

"The color is actually called International Orange, not golden, and they have visited our facility two times to ensure the quality of our work and the color match," said Don Gammell, President.

The pieces are trucked from Vancouver to Pasco and on to California.

Work on the Golden Gate is just one of many major, and large, projects Hancock has undertaken.

The company started in the Tri-Cities 18 years ago and specializes in heavy and industrial work. Five years ago, it contracted to do a project for Little Goose Dam which required a large overhead crane and access to the Columbia River, both of which were available at the Port's Marine Terminal. What was initially a short-term lease for the duration of the dam project has turned into a permanent location for the company.

"At the Port, we have a 30,000 square foot, climate-controlled sandblast and coating facility with a large 25-ton overhead crane. We have access to



Work on Wanapum Dam's 12 gates took 3 years and included full class A containment, lead removal, and coating with a moisture-cured coating system.

the river, which is utilized in some projects to get the big pieces to us. We also could have access to rail if we need it," he said.

Through the years, the company has worked on projects for the U.S. Army Corps of Engineers and the Bureau of Reclamation, for numerous governmental agencies, for manufacturing companies, for Hanford contractors including the VIT Plant, and companies within the power industry.

Hancock can perform metalizing, fireproofing, plural component, wood installation, as well as your standard industrial or architectural epoxy, polyurethane coating. Some of the work, said Gammell, is removing the original lead paint and replacing it with an environmentally safe coating.

One of its recent projects included a 60,000-pound HUB from Priest Rapids dam.

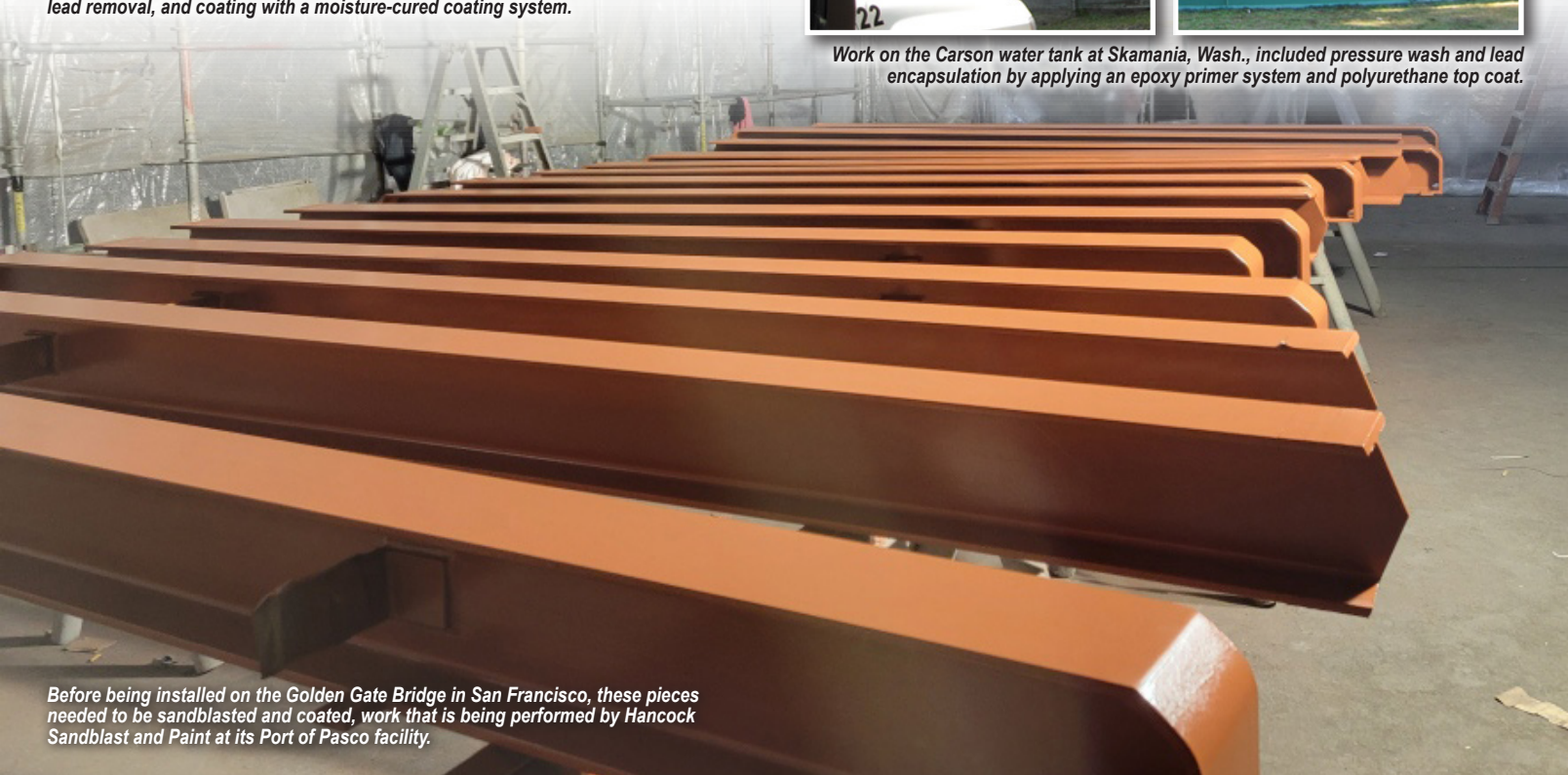
"That is the size of some of the pieces we work on," he said.

The company has worked on projects throughout the country. It has even worked internationally by sandblasting and painting 260 roof arches for the world's largest retractable fabric roof on the BC Place stadium in Vancouver, Canada.

For more information about Hancock, visit www.hsbpcoating.com.

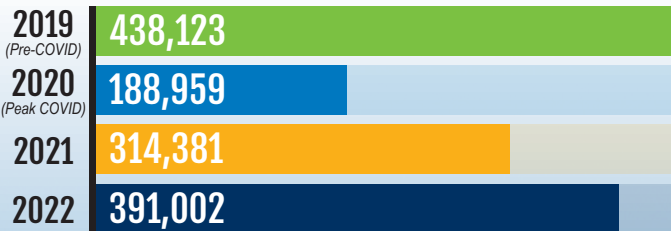


Work on the Carson water tank at Skamania, Wash., included pressure wash and lead encapsulation by applying an epoxy primer system and polyurethane top coat.



Before being installed on the Golden Gate Bridge in San Francisco, these pieces needed to be sandblasted and coated, work that is being performed by Hancock Sandblast and Paint at its Port of Pasco facility.

Good News! Passenger Enplanement Increase Continues



The number of people flying out of the Tri-Cities Airport in 2022 showed a 13 percent increase over 2021 and reached nearly 400,000 enplanements.

“In 2019, pre-COVID, we had a record year at the airport,” said Buck Taft, Airport Director. “When the pandemic hit, air travel across the country plummeted, and the whole industry has been working to recover. At our airport, we continue to see that recovery with strong growth last year.”

The challenge, said Taft, is not necessarily getting people back flying, but having the flights, crews, and seats available to accommodate passengers.

“In 2019, we had 523,517 seats available for passengers flying out of our airport. In 2022, we had 465,965 seats. That’s a drop of 11 percent in seats,” he said.

Reduction of seats is not just happening at the Tri-Cities Airport, but across the country as the industry continues to shift and adjust flight service, equipment, and crews.

To help ensure that you can get a seat flying out of the Tri-Cities, we encourage you to book your flight early. Once booked, continue to keep an eye out for any schedule changes.

Flying to Dallas–Fort Worth? It May Get Easier

The Port has geared up efforts to attract direct air service to Dallas-Fort Worth International Airport (DFW), thanks to a \$750,000 grant from the U.S. Department of Transportation.

“The Small Community Air Service Development grant is a common federal tool used to get new service started at an airport,” said Buck Taft, Airport Director. “The grant helps take the risk out of adding a route to an airline schedule.”

The Dallas-Fort Worth area is a Top 10 destination for the Tri-Cities. It would be the first direct service to Texas. DFW is also a major gateway, providing critical access to destinations to the eastern U.S. as well as to Latin America and the Caribbean. It is the second busiest airport in the world, in terms of passenger traffic.

Officials from the Tri-Cities Airport are working toward initial meetings with American Airlines.

“Setting up new service takes time but we will continue to do everything we can to secure this route for our community,” said Taft.

Watch our social media for updates.





Additional Parking in the Plans

As more and more people use the Tri-Cities Airport, the parking lots are reflecting this growth. With efforts to add more flight service underway, parking could become even tighter.

However, adding additional parking requires planning.

“We are looking at significantly increasing our parking in the next 5 to 10 years to meet the needs of our travelers,” said Buck Taft, Airport Director. “This includes expanding our surface parking in the coming years, and, in our long-range plans, building a parking garage. This will be a major development for the airport.”

The airport has already added a credit card lot and a cell phone lot for added convenience for those traveling and those picking up travelers.

“Science as Art” at the Airport

The airport has hosted numerous, beautiful art displays positioned throughout the facility, each reflecting a unique tie to our region. A new display is now in place showcasing the scientific technology of our community.

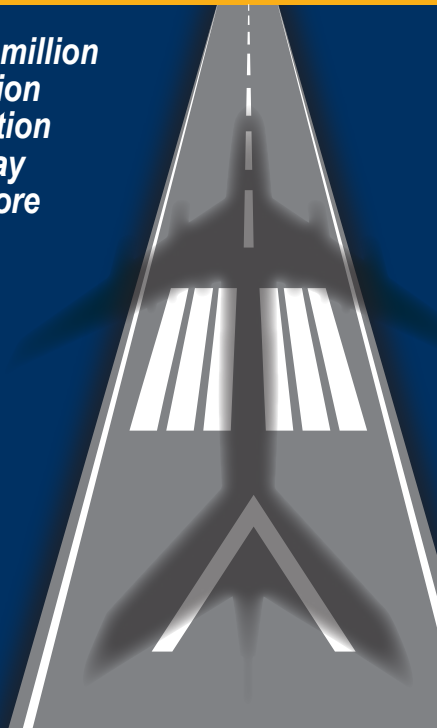
Pacific Northwest National Laboratory recently installed “Science as Art” for 2023. This well-received community project provides an artistic view on local science.

Twenty-five striking images were chosen by PNNL researchers and communications professionals to be placed on posters of varying sizes for the three display areas.

So next time you are out at the airport, allow time to view these new art installations.



At the airport, the \$7.4 million Taxiway G reconstruction is underway. Construction of the 3,500-foot taxiway allows for safer and more efficient movement of aircraft to the runway system and will open additional areas for General Aviation parking and hangar development. The airport received 90 percent of this project’s funding as grants from the Airport Improvement Program.



Thank You!

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

25 Years

Mark Ward | Airport Maintenance

David Garza | Big Pasco Guard

15 Years

Barry Gilk | Airport Chief of Police

10 Years

Audrey Burney | Leasing Associate and Administrative Assistant

5 Years

Donna Watts | Finance Director

Don Faley | Deputy Airport Director

Our Commissioners hit milestones, too!

35 Years

Jim Klindworth

10 Years

Jean Ryckman

5 Years

Vicki Gordon

And Welcome 2022 New Employees

Tait Gillespie | Airport Maintenance

Jason Nelson | Airport Maintenance

Vance Angel | Operations Specialist



HYDROPOWER FACTS

The U.S. Army Corps of Engineers is the single largest owner and operator of hydropower in the U.S. with **24% of the nation's generating capacity.**

In 2021, the Lower Snake River Dams produced 5,558 gigawatt hours of power. This would be enough energy to supply approximately 1.1 million homes, or roughly **33% of all the homes in the state of Washington.**

The Lower Snake River dams provide 8% of the state of Washington's electricity, which is **more than the state's wind and solar production combined.**

WE'VE GOT SPACE FOR YOUR BUSINESS AT THE PORT OF PASCO



1 Office Building above Columbia River
1952 Dock St., Pasco, Washington

Office Building
2926 E. Ainsworth, Pasco, Washington



For information about these, and other Port properties, call Mayra Reyna, Port Director of Properties, at 509-547-3378.

Port of Pasco

1110 Osprey Pointe Blvd. Ste 201 | 509-547-3378

Tri-Cities Airport

3601 North 20th Avenue | 509-547-6352

Mailing Address

1110 Osprey Pointe Blvd. Ste 201, Pasco, WA 99301

On the Web

www.portofpasco.org | www.flytricitities.com

Equal Opportunity Employer

Port Commission

Vicki Gordon President
Jean Ryckman Vice President
Jim Klindworth Secretary

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 Finance Director
Stephen McFadden Director, Economic Development & Marketing
Mayra Reyna Director of Properties
Tracy Friesz Facilities Engineer
Lori French Public Records/HR