

PORT OF PASCO

CONNECTING HERE WITH THERE

A Port of Opportunity and Innovation

As I reflected on 2023, I was reminded of the significant role the Port of Pasco has played through the years in our region's economic foundation. When created by voters in 1940, our origins were focused on supporting the region's agriculture by establishing a river terminal from which grain could be barged to Portland to waiting ships destined for foreign markets.

Through the years, the Port has broadened its support of agriculture as well as expanding into industry development and air transportation.

Our history demonstrates that we are a port of opportunity, innovation, and collaboration. It's a pattern that continues.

Throughout this newsletter, you will see examples of these efforts: the Port's work to create the Reimann Industrial Center which is the site of a major Darigold expansion with room for more industrial development, efforts to bring a new concept in agriculture by taking the lead in exploring creation of an ag symbiosis center, the initial stages of a new Aerospace Innovation and Manufacturing (AIM) Center development and our efforts to keep the community apprised of and included in the effort, effective stewardship of the Big Pasco Industrial Park which is maintaining a nearly 100 percent occupancy, the use of state economic revitalization funds to help open land near the airport for development, and so much more.

At the airport, 2023 saw an industry still dealing with the impact of a global pandemic that has required our staff to continue to be resilient and flexible. We've seen the fruits of those efforts. Our airport has returned to pre-pandemic numbers, setting a new record in 2023. We've added a new airline carrier and service to a new destination.

This growth has required us to adapt again, adjusting timelines and fast-forwarding projects at the airport to better accommodate our passengers, guests, employees, and airline partners.

Financially, particularly coming out of the uncertainty of the pandemic years, we have taken a conservative approach. It has served the district well. We have taken full advantage of available grants and other funding sources and have borrowed below our capacity. As a member of the Port District, you can feel good about where we are fiscally.

It is important to acknowledge the competence and creativity of every member of the Port of Pasco and Tri-Cities Airport staff. They continue to be very dedicated, and it shows in the work within the Port every day. We salute you all.

I am also proud to serve with two very talented and committed individuals on the Port Commission – Jim Klindworth and Vicki Gordon. We work well together on your behalf.

This year, as we celebrate our 85th year, we pledge to continue to be a port of opportunity and innovation now and in the years ahead.



President, Port of Pasco
Board of Commissioners



Nearly 85 years ago, the Port of Pasco began with a river terminal on the shores of the Columbia River. Through capitalizing on opportunities and innovation, the Port now connects people and products whether by air, land, or water. We help business grow by offering space for building, manufacturing, processing, and creating. We grow the economy by creating opportunities for investment and growth across the Port District.

Photo Credit: Kim Fetrow



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2024

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Big Projects Ahead

A capital budget is a tool used to strategically plan for the future. The Port's most recent capital plan reflects its efforts to continue to promote economic development opportunities, address pressing needs within the Port District, use available funds wisely, and be good stewards of Port property.

Approved in November by Commissioners, the Port's newest Capital Budgets outlines proposed projects for the next 10+ years, and there are big projects ahead, particularly at the Tri-Cities Airport.

"The airport's growth and available funding is driving changes in both our short-term and long-term capital budget plans," said Donna Watts, Port of Pasco Finance Director.

4-Phase Terminal Expansion

To meet the needs at the airport, a four-phase plan was created and is now in place for the airport's terminal expansion.

Phase 1 includes the addition of three jet bridges which will serve Gates 2 and 5, and the expansion of the inline baggage system, the non-public space where baggage is sorted; it is currently too small to handle the current and projected passenger demands.

This phase, with a total budget of nearly \$23 million, is slated to be completed in 2026.

Phase 2, scheduled for 2026-29, includes the expansion of the ticket counters and work on the second floor of the terminal. The cost of this phase is set at nearly \$28 million.

Phase 3 is set to expand the baggage claim area and the creation of a

rental car building. It is scheduled for 2032-33 with a budget of nearly \$32 million.

Phase 4, scheduled to begin in 2033, includes the addition of Gates 6 and 7, and the expansion of the terminal apron with a budget for this phase set at \$63 million.

The total capital budget for the terminal expansion is nearly \$139 million. The Tri-Cities Airport does not collect local property taxes, and the projects will be funded by a combination of airport user fees, federal grants, and facility charges.

"The previous terminal expansion focused on the passenger needs on the secure side of the terminal. At that time, we wanted to do as much as we could to enhance the passenger experience in the gate area. We knew we would need to address the front half of the terminal at some point. That point is now as our increasing passenger loads and bigger aircraft are putting pressure on the front half of the terminal," said Buck Taft, Airport Director. "This budget also addresses the need to add more gates and sets the airport up well for the future."

Other Airport, Port projects

Outside of the terminal, capital budget work at the airport includes the expansion of the credit card parking lot and installation of new parking lot technology (see related article). In addition, the north-south runway is being shifted approximately 300 feet to the north, and pavement on the general aviation apron is being replaced. A new snow removal equipment facility is currently in the design phase.

Capital projects in other areas of the Port include finishing the infrastructure at Reimann Industrial Center, additional Osprey Pointe infrastructure, and continued improvements at Big Pasco.

Osprey Pointe Master Development Agreement in Place

In August, Port of Pasco Commissioners signed a Master Development Agreement for Osprey Pointe with JMS Development, LLC. The plan serves as a framework for the development of Osprey Pointe, and it complements the Port's original vision for the property of a vibrant, mixed-use development with homes, restaurants, a marketplace, enhanced waterfront access, concert venues, and more.

The agreement outlines a schedule with 24 separate phases, set to be completed in 2036.

The first project in the development will be two four-story buildings with commercial use on the ground floors and three stories of housing above. Ground is slated to be broken in mid-2024.

Other phases include the development of an additional commercial building, small homes, a riverfront marketplace, and hotels.

Last fall, JMS Construction Inc. signed franchise agreements for two hotels: a Wyndham and a Wyndham Garden. The Wyndham will be closest to the river and be larger, with up to 350 rooms; Wyndham Garden will be smaller, with up to 250 rooms.



Photo Credit: Kim Fetrow

Aiming High: Next Steps in the Proposed Aerospace Innovation & Manufacturing Center Development

The proposed Aerospace Innovation and Manufacturing (AIM) Center development at the Tri-Cities Airport has moved two steps forward in the long process of becoming a reality.

Thanks to a grant from the Washington State Department of Commerce, the Port created an initial master plan for the development. The plan outlines goals to build the 460-acre AIM Center within the existing Tri-Cities Airport boundaries, adjacent to the current runway system.



A rendering of the proposed AIM Center.

The hope is the proximity to the airport and airport amenities will attract companies that provide research, science, and technology related to the aviation and aerospace industries. These companies could manufacture systems such as electric and hydrogen-powered aircraft, vertical take-off and landing aircraft, autonomous flight systems, artificial intelligence, additive manufacturing, or other technology.

The AIM Master Plan proposes the Port construct AIM Phase 1 first, which would take about six years to complete at a cost of approximately \$118 million. The full build-out would take about 20 years.

Open House and Community Survey

In November, the Port held an Open House to introduce the AIM Center development to the community, which was well attended. A survey was also conducted to gather public comments.

“We are still a few years away from beginning any construction work on the project. We want to gather community ideas and concerns early in the process so we can consider and address issues in the design and engineering of the project,” Randy Hayden, Port of Pasco Executive Director.

Nearly 90 people responded to the survey regarding AIM. The survey was available at the Open House as well as online.

Of the responses submitted, 72 percent supported the project as they currently understand it. Respondents saw the project as positive growth for the Tri-Cities, bringing in jobs and training opportunities. Those responding also wanted to see private businesses pay for the impacts of the new center and mitigation for the increased activity.

There was also a desire to continue to engage and inform the community as the project proceeds, which the Port plans to do.

“We recognize that this is all very preliminary, and we have a lot of work to do,” he said, “but we are very excited about the prospect of establishing and growing this new industry. It is an opportunity to bring highly skilled positions and high-tech manufacturing to our area.”

For more information about the proposed AIM Center, including results of the survey, visit the website at tricitiesAIM.com.

From Ag Waste to Resource

Symbiosis, in its positive form, is a cooperative relationship where different organisms benefit from each other. The principle has been adapted in industry and, as an example, waste generated by one industrial process is redirected for reuse as a new input into another process by one or more other companies, providing a mutual benefit or symbiosis.

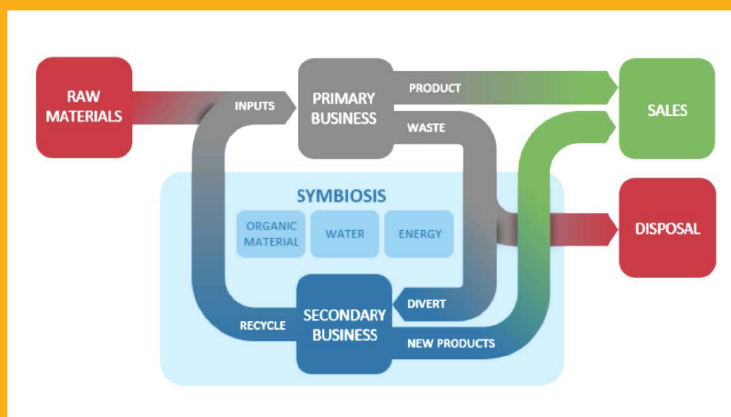
The concept has the potential for agricultural application as well, and the Port of Pasco recently took the lead in organizing a meeting of regional agricultural, government, research, and industrial stakeholders to consider the possibility of developing the Mid-Columbia into a leader in agricultural symbiosis.

“With symbiosis, nothing is wasted,” said Randy Hayden, Port of Pasco Executive Director. “The other term used is circular economy because resources are reused benefitting organizations in the chain and also the environment. The City of Pasco is championing this principle with the wastewater generated during food processing pumped to the Process Water Reuse Facility. Once there, it is spread on the farm circles, taking advantage of the nitrates in the water for crop production, and significantly reducing the amount of well water used. And, it doesn’t stop there. The city recently broke ground on an expansion of the facility to generate both renewable natural gas and an algae-based fertilizer from the wastewater as well. We believe ag symbiosis can be taken to promising new levels and

can convert waste into products and revenues with positive impacts on the environment.”

The Ag Symbiosis Workshop that took place in December at the Port of Pasco was led by representatives of GreenLab, a successful clean and circular industrial park in Skive, Denmark, that has emerged as a global model for industrial symbiosis.

“Creating an ag symbiosis center for our area will take a lot of heavy lifting but, as a Port, we are willing to lead the charge in helping create this new concept in our region,” said Hayden.



Something New: An Airport Day Pass



Do you miss the days when you could greet someone coming off an airplane right at the gate? Or, maybe waiting with someone at the gate until they board the plane? Or, even just going out to the airport to have something to eat while watching the planes coming and going?

A program at the Tri-Cities Airport has brought back those “good ole days.”

The PSC Pass program allows a limited number of non-ticketed visitors to shop, dine, watch planes, view art exhibits, and greet friends and relatives when they arrive at the gate or accompany them before their flight. The Tri-Cities Airport is one of a handful of airports across the country offering this program.

To get your pass, complete an online application at least 24 hours in advance. Passes are only valid for a 24-hour period, and participants are limited to one visit per month.

Visitors are limited to one personal item (hand luggage not allowed) and must comply with the same TSA screening and inspection procedures as ticketed passengers.

Only 10 visitor passes are allowed each day, so secure yours early.

For more information visit the airport's website at flytricity.com and look under the For Travelers tab.

Welcome American Airlines

The Tri-Cities Airport welcomed a new airline to the community when on February 15 it began offering daily, nonstop service by American Airlines into Phoenix Sky Harbor (PHX), a major hub for American.

The flights depart the Tri-Cities Airport at 3 p.m. and arrive into Phoenix at 7 p.m. It departs Phoenix at 11:20 a.m. and lands at the Tri-Cities Airport at 1:30 p.m.

The flight will utilize a dual-class Embraer 175 with room for 76 passengers.

“This is great news for the Tri-Cities region,” said Buck Taft, Airport Director. “This new daily service will connect the Tri-Cities with the global American network, which is incredible. Bringing in a new legacy air carrier allows the airport to provide passengers with additional opportunities, increased competition, and more available seats.

“Success builds on success. If the community uses this route, the airline will have every incentive to add more,” he said.

Ticket information for the new route is available at www.aa.com/en-us/flights-from-pasco-to-phenix.



Thank you! It was a Record Year at the Airport!

Passenger traffic at the Tri-Cities Airport has come soaring back following the pandemic. In 2023, the airport served 872,578 passengers – 12 percent higher than in 2022, and 1,688 more passengers than the airport's previous record year in 2019.

Thank you to all of you who choose to fly local. Your continued use helps us bring in more flights and more destinations!



New Display Highlights Confederated Tribes of the Colville Reservation

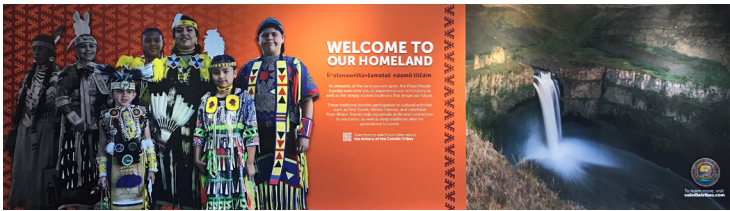
The new artwork display at the Tri-Cities Airport is now in place and was created by the Confederated Tribes of the Colville Reservation.



The colorful artwork focuses on three areas of importance to the tribes: the history of the Palus People, their homeland, and their community.

In addition to the artwork, each piece includes a QR code linking to videos created by the Colville Tribes. Passengers will be able to scan their phones on the QR code to reach a webpage with links to the videos.

The artwork encompasses the three art display areas at the airport and will remain in place throughout 2024.



Next time you are in the airport, please take a moment to enjoy the displays and learn about the rich history and culture of some of our area's original inhabitants.

New Parking Coming Soon; Rates Change Now in Effect

Throughout the busy holiday traveling season, the parking lots at the Tri-Cities Airport were frequently filled to near capacity. Airport staff worked throughout the busiest part of the season to direct vehicles to available stalls.

Parking has long been on the list of needed airport improvements, but this recent crunch moved parking needs to the front of the line.

"We knew upgrading our parking was important, but what this season showed us was just how quickly we needed to act on it," said Buck Taft, Airport Director.

Work is underway to create 200-400 additional parking stalls in the credit card lot; these new stalls are scheduled to be available in the second quarter of the year.

The upgrade will also include the installation of technology to help drivers move more easily into and out of the parking lots.

"We are implementing a customer service program that allows travelers to prebook online so as they pull into the parking lot, the technology will read the license plate and open the gate for them. When they leave, it will again read the plate, open the gate, and charge the parking fee to their credit card," said Taft. "It will be especially convenient for frequent flyers as it expedites entrance and exit to the lots."

The cost of the improvements to the parking lot infrastructure is \$2.1 million.

To help cover the cost, airport parking rates increased on March 1.

The rates for airport parking are now:

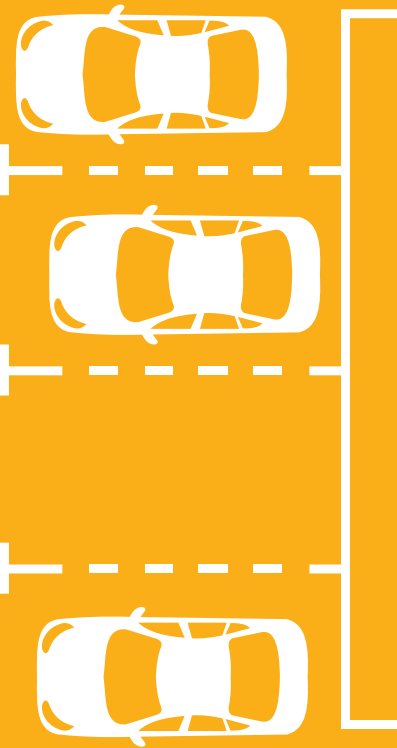
Long-Term and Credit Card Lots: \$12/day (previously \$10/day)

Short-Term Lot: \$16/day (previously \$13/day)

Hourly parking rates remain the same, at \$2 per hour, and the airport continues to offer the first 25 minutes free in the Short-Term Lot.

The Port last raised parking rates in 2017. With this increase, the rates are comparable to other PNW airports, where long-term rates range from \$10-15 a day and short-term rates range from \$14-\$27 a day.

"No local taxes are used to support the airport. It is supported by airport users so this increase in parking fees will help offset the cost of these parking improvements as well as future terminal projects," he said.



F.Y.I.

Alaska Airlines is now serving the Tri-Cities Airport with the larger Boeing 737 for selected flights. The plane offers 160-180 seats per flight, doubling seat capacity over the regional jets they also fly into the airport.

That's good news for travelers with more space available on these popular flights!

Alaska AIRLINES

Cascadia Metals Expands to Tri-Cities, Big Pasco

An international distributor of metal coil and sheet products has expanded its operations to the Tri-Cities, finding a home in a Big Pasco warehouse.

Cascadia Metals now has six locations in the United States, including the new steel service center in Pasco, and 10 across Canada. From stainless, galvanized steel to pre-painted steel and aluminum products, its extensive inventory provides a one-stop shop for metal needs for architectural, industrial, or residential applications. The company also offers cut-to-length sheet products and slit to exact customer widths adding a uniqueness to their in-stock inventory.

When looking to expand to the Tri-Cities, it came down to timing to secure the site at Big Pasco.

“Cascadia Metals was looking for space, and we happened to have a 43,200 square foot bay come available after a longtime tenant moved out,” said Mayra Reyna, Port of Pasco Director of Properties. “With our current high occupancy rates, the timing worked out just right to be able to offer them the kind of space that they needed.”

The Port refurbished and updated the bay before Cascadia moved in, and the company is upgrading the loading ramp into the bay.

“Everyone at the Port has been good to work with, helping us get set up in this new location,” said Kris Lukas, Cascadia Metals Director of USA Operations.

In addition to the bay, the site provides two acres of yard to store product for both Cascadia Metals and its sister company North American Pipe & Steel (NAPSTEEL), a leading distributor of carbon steel pipe. As part of Napsteel's processing, it offers pipe cutting and wheeling to bare pipe used in many applications, including handrails, well casing and multiple fabrication applications. If it's steel pipe, round and has a hole in the middle, they most likely carry it from 1/4" to 48" in stock and ready to ship, with bigger sizes available to order.

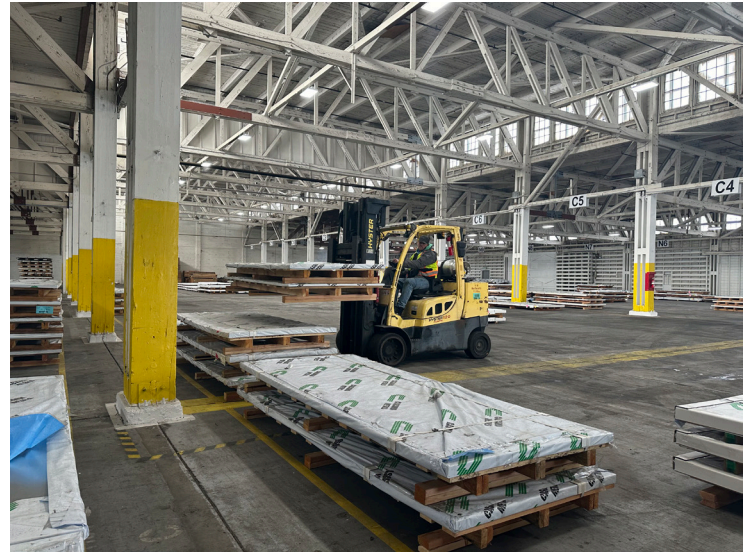
The company is starting with six employees and hopes to double that number within the next year, said Lukas.

Cascadia Metals is a privately-owned business which puts an emphasis on having a positive impact on the communities in which they have a site. Every branch has an employee-based committee which determines how to give back through donations, sponsorships, and volunteering, something Lukas said will be put in place here as well.

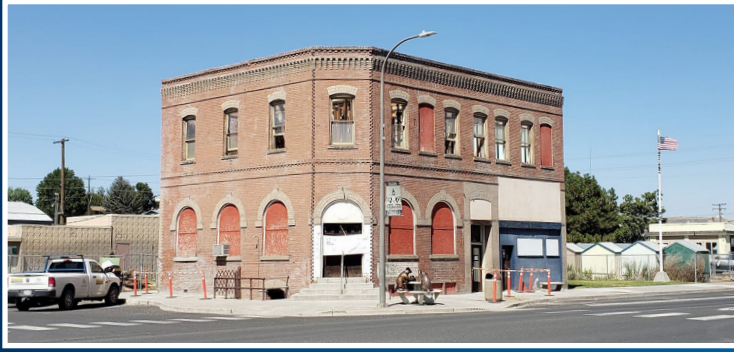
The company also has a safety-first culture and a commitment to the smallest environmental footprint possible, he said.

“We are glad to be a part of Pasco and look forward to being a part of this community and creating more jobs in the future,” he said.

For more information about Cascadia Metals, visit its website at cmetals.com.



Port of Pasco Partners with North Franklin Group



The Port of Pasco has joined the North Franklin Heritage Museum in its efforts to restore and rejuvenate a historical bank property in Connell.

After acquiring the building, the group began work to transform it into a boutique hotel, restaurant and meeting space named “C Street Vault”. It will embrace the town’s rich heritage while offering a unique and memorable guest experience.

Originally built in 1906, the building has had a long history of serving the community. Since the bank closed in 1920 it has housed several hotels, a café, a grocery store, and in 1946 it became home to American Legion Post 195.

Work to restore the building is extensive, particularly following the loss of its roof in a storm last spring.

The group approached the Port for help, which agreed to contribute \$125,000 toward electrical and HVAC work.

“One of the priorities of our port is economic development,” said Randy Hayden, Port of Pasco Executive Director, “and this project works toward that end in the north part of our district. It can help create a vibrant downtown area for both residents and visitors, and it can be a catalyst for further development and historical preservation efforts. We are pleased to partner with the North Franklin Heritage Museum on bringing back this community asset.”

The project is slated to be finished by December 2025.



Significant progress has been made in bringing important infrastructure to the Reimann

Industrial Center including work to widen Railroad Avenue, install municipal water and sewer, and relocate a natural gas pipeline. The infrastructure will serve the new Darigold project and future businesses that locate on the Port’s remaining land at Reimann. Darigold is investing \$600 million to construct one of the largest milk processing facilities in North America, which will create more than 200 jobs at the facility. Dairy operations around Central Washington are expected to add about 350 new jobs. In addition, approximately 500 indirect jobs, which come from third party companies that provide products and services to the new Darigold facility, are also anticipated.

Connect With Us!



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FlyTriCities.com



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Port Of Pasco
Tri-Cities Airport - PSC



Port of Pasco officials Stephen McFadden and Mayra Reyna, shown here with City of Pasco council members Blanche Barajas and Irving Brown, were among over 50 delegates from the Tri-Cities area who traveled in November to Pasco’s Sister State of Colima, Mexico, as a part of a visit organized by the Pasco-Colima Cooperation and Friendship Agreement (COPA). A majority — about 30 — of those who traveled are members of the Confederated Tribes of the Colville Reservation who hosted three performances and shared cultural connections with other native tribes from Colima. The goal of the trip was to strengthen the relationship between the two regions and to explore opportunities for trade between the Port District and the Colima Region. Other discussions were held around education, economic development, public safety and health, and arts and culture. An estimated 20 percent of Pasco residents have ties to or are from the state of Colima.

Thank You! Congratulations! Welcome!

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

Mayra Reyna | Director of Properties

20 Years

Tara Ostby | Port of Pasco Police Department

Thank You and Congratulations on Your Retirement!

9 Years

Andy Reid | Tri-Cities Airport Maintenance

And Welcome 2023 New Employees

Francisco Borge Molina | Airport Operations Specialist

Albert Escalera | Port of Pasco Police Department

Michael Gress | Airport Operations Specialist

Austin Haughton | Big Pasco Guard

Shannon Kruiwyk | Port of Pasco Office Administrator

Nathan McBride | Port of Pasco Police Department



Looking for Business Space Near the Airport? We Have It.

Thanks to a state of Washington Community Economic Revitalization Board (CERB) capital grant and loan program, new property in the Tri-Cities Airport Business Center is now available for development.

Opening up the property required a 2,000-foot extension of Rickenbacker Road with curb, gutter and sidewalk, municipal water and sewer main, and 2,000 feet of taxiway on the aviation side of the Tri-Cities Airport Business Center.

The CERB funds covered 80 percent of the project, with the remaining 20 percent funded by the Port of Pasco.

"The Tri-Cities Airport Business Center is one of the prime commercial properties available in the Tri-Cities. This project, with the help of the CERB funds, will boost additional development of the site," said Stephen McFadden, Port of Pasco Director of Economic Development and Marketing. "We are already seeing a lot of interest."

In total, the Tri-Cities Airport Business Center includes 21 aviation lots designed for executive hangars. The non-aviation area has 47 lots for commercial, retail, restaurant, professional services, and hospitality. A number of businesses have already located there, with new projects in progress.

A new marketing flyer has been developed which outlines the entire center including available property. For more information about the business center or to receive a copy of the flyer, contact Stephen McFadden at smcfadden@portofpasco.org, or call (509) 547-3378.



The Tri-Cities Airport was the recipient of the 2023 "Kris Watkins Tourism Champion of the Year" award, sponsored by Washington River Protection Solutions. It is the most prestigious award that Visit Tri-Cities bestows each year. Recipients are chosen based on their dedication to the tourism industry and their support of Visit Tri-Cities by continually elevating the region as a premier tourism destination. The Port is proud to partner with Visit Tri-Cities to provide a great experience for our visiting tourists!

Port of Pasco

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

Tri-Cities Airport

3601 North 20th Avenue | 509-547-6352

Mailing Address

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On the Web

www.portofpasco.org | www.flytricitie.com

Equal Opportunity Employer

Port Commission

Jean Ryckman President
Jim Klindworth Vice President
Vicki Gordon 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 Wednesdays 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 Director