

# PORT<sub>OF</sub>PASCO

CONNECTING HERE WITH THERE

June 2020

## Response to COVID-19

These are unprecedented times everywhere. The Port of Pasco Commissioners and staff continue to work diligently to serve our constituents within the guidelines set forth by Governor Inslee. 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 despite a significant decrease in air service and passengers. (See article on page 3). If you have questions about the airport or flight services, visit [www.flytricity.com](http://www.flytricity.com).

**Rent Deferral Program.** The Port recognizes that COVID-19 has significantly impacted many of the businesses that lease property from the Port. In response, the Port has developed a Rent Deferral Program to provide qualified tenants with a form of rent relief that will assist them in weathering the economic impacts of COVID-19 while maintaining the long-term viability of the Port. All Port tenants have been notified of the program. For more information about the program and requirements, visit our website at [www.portofpasco.org](http://www.portofpasco.org) and click on the Business With Us tab.

**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 office is currently closed to the public, but interested residents can join the Commission Meeting via Zoom on their home device or through the Zoom App. 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.

## Working for the Future

Jim Klindworth, Port of Pasco Commission President

Since its formation 80 years ago, the Port of Pasco has faithfully served its constituents.

Initially, the Port focused on the river to facilitate the region's abundant grain reaching Portland via barges. In 1959, the Port acquired Big Pasco Industrial Center with its warehouse space and rail, now home to large and small businesses, established and start-ups.

We strengthened air transportation by acquiring the Pasco Airport from the City of Pasco in 1963 and transformed it into a regional asset.

We, along with our partners, created the Pasco Processing Center, which houses important food processors and is also the site of warehousing, logistics and service providers. It generates \$1.9 million in property tax for schools and local governments annually and provides jobs to an estimated 1,400 people.

While those are big milestones, and big they are, we have also worked on other projects: creating the Foster Wells Business Park adjacent to the processing center, maintaining and managing the Tri-Cities Airport East Side Industrial Park, creation of the Tri-Cities Airport Business Center now gathering development momentum, and development of Osprey Pointe on the shores of the Columbia River.

While there is much to celebrate, we continue to take important steps to keep doing what we are charged to do: serve you and our Port District.

Here are three areas currently in our focus.

*Continued on page 2*



# Working for the Future

*Continued from page 1*

## The Reimann Industrial Center

With the Pasco Processing Center at capacity and the sale of all property within the Foster Wells Business Park, having new industrial property in our portfolio became a high priority.

A new site had to be large enough to handle development well into the future, have access to Highway 395 and the BNSF rail network, proximity to utilities, and avoid residential areas.

After a long search, the Port identified 300 acres just north of the Pasco Processing Center. It's a perfect fit for heavy industrial development.

In October, the Port finalized the purchase for \$6.5 million. Funding came from the Port's Economic Development Opportunity Fund and a \$2.25 million loan from the Hanford Area Economic Investment Fund Board. The purchase included water rights which can be used for agricultural and industrial purposes. The site has been named the Reimann Industrial Center in honor of former Commissioner Ron Reimann.

Steps ahead include creating a master plan, permitting, collaborating with our partners at the City of Pasco, Franklin County, Franklin PUD, TRIDEC and others, while reaching out to stakeholders including neighboring landowners and businesses.

We will keep you updated as this important project moves forward.

## Osprey Pointe

Our vision for Osprey Pointe remains the same: create a premier business and community site on the Columbia River.

The Port now has a partner in the development of Osprey Pointe. JMS Development signed a letter of intent to develop 55 acres of the 110-acre waterfront property. Initial conversations about development plans include commercial buildings, a marketplace, an entertainment venue, condominium towers and family residences. It would be a mixed-use area, unique in the Tri-Cities.

While much can change, it's exciting to work with a local developer who shares our vision for this property and is willing to create something special at Osprey Pointe.

## The Wharf

The Port owns another riverfront property ready for investment and development. It's the 55-acre site, now called The Wharf, located at the northeast corner the Ed Hendler Cable Bridge.

**"The Port's operations and finances are both in excellent condition."**

The site has undergone extensive environmental clean-up and holds a promising future.

We are working with the City of Pasco as we explore mixed-use options. How can we create a site that encourages people to take advantage of the river at this spot? What private investors would be attracted to the site? Can we someday have water taxis running between The Wharf and Kennewick's Columbia Garden Wine Village?

We are just now beginning to explore possibilities, but it's exciting to think about what could be.

## The Next 80 Years

As President of your Port Commission, I feel strongly that the Port's operations and finances are both in excellent condition. We are fortunate to have an outstanding Executive Director in Randy Hayden, who not only directs the operations of the Port but is also active in the statewide port industry. Our Tri-Cities Airport also is in very capable hands under the management of Buck Taft, an outstanding and highly educated manager. We are proud of our entire Port staff. They continue to be very dedicated and do a fine job; they go the extra mile to make sure every job is well done.

I am proud to serve with two very talented and capable people on the Port Commission — Jean Ryckman and Vicki Gordon; we work well together on your behalf.

As your Commission and staff, we strive to lay the groundwork for a strong and successful next 80 years. We know there are many excellent opportunities and choices ahead, and we appreciate your input as you are the owners of the Port of Pasco.

# Airport Remains Open through COVID-19

Despite the severe drop off in air travel due to the COVID-19 crisis, the airport remains open and ready to serve your flying needs. All across the country, airlines have scaled back on the flights they offer. The Tri-Cities is no exception. We still offer daily flights to Seattle, Denver and Salt Lake City. Weekly flights continue to Phoenix/Mesa. Flights to San Francisco, Minneapolis and Las Vegas are expected to return later this year.

United's planned flight additions to Chicago and a second daily plane to San Francisco, scheduled to start in June and May respectively, have been put on hold. For the most up-to-date information, visit [www.flytricity.com](http://www.flytricity.com) and click on the airline links.

"We expect that as the travel industry recovers, we'll see a resumption of our normal routes along with the new routes, but it will take some time," said Buck Taft, Airport Director. "It takes effort to build airline service, and we're committed to keeping the Tri-Cities top of mind when airlines are

looking to recover and expand."

Meanwhile, the airport received much needed federal assistance from the CARES Act passed by Congress in March. Under the act, the Port received \$5.8 million to help pay for operating costs and debt payments to make up for revenue lost because of COVID-19. The funds will be used to keep the lights on and the runways open.

"Air service is an essential service that keeps our country running. We are grateful that Congress provided the funds to allow us to remain open during the COVID crisis," said Taft.

If you are planning to travel be aware that most airlines are requiring passengers to wear face masks. At the terminal, we are installing protective shields at gates and counters as well as floor markers to promote social distancing. We are also continuing to provide enhanced cleaning of the facility.

## Tri-Cities Airport Business Center Keeps Growing

Ground has been broken on the newest business development at the Tri-Cities Airport Business Center.

The Landing, LLC, located at the corner of Argent and Varney Lane, will be the home to a 4-store commercial multi-tenant building. A second 6-store retail building is also planned for the 2-acre site.

It's designed to be flexible space, ready to accommodate the needs of a variety of businesses including restaurants, coffee shops, commercial space and more.

"This is going to be an upscale development. Businesses are seeing the opportunity to serve airport users and the surrounding neighborhoods, including Columbia Basin College," said Gary Ballew, Port Director of Economic Development and Marketing. "This site is ideal to meet those needs."





**BEST**  
— YEAR —  
**EVER**

Passenger numbers at Tri-Cities Airport reached an all-time high in 2019.

A total of 870,890 people traveled through the airport last year, nearly 86,000 more than in 2018, which was the previous best year. That's an 11 percent increase!

Between 2010 and 2019, Tri-Cities Airport has grown an amazing 42 percent.

Although the COVID-19 outbreak has dramatically impacted this year's activity, we're looking forward to seeing you when your travel resumes.

Thanks to all of you who choose to fly local.

## What's ahead for Tri-Cities Airport?

Every 10 years, Tri-Cities Airport is required to update its Master Plan, the airport's blueprint for long-term development.

Work on the newest plan is nearing completion.

"These plans look 20 years into the future, but are reworked every 10 years," said Buck Taft, Airport Director. "We have checked off most of our current Master Plan projects, which focused on the expansion of the airport. Because of this accomplishment, creating a new plan is even more important. It's a good problem to have. Despite the dent in this year's growth related to COVID-19, we know that long term we will still be growing and now is the time to get our plan in place."

Once the plan is complete, Tri-Cities Airport will give a full report to the community on what to expect as the airport continues to meet the growing needs of this region.

## FUN FACT

Last year well over 1 million people (travelers and guests) came and went through the airport's front doors! That's a lot of opening and closing, and one of the reasons

we appreciate our maintenance crew every day. They keep the airport operating smoothly at all levels!



## Taxiway A Update

Tri-Cities Airport has completed much of its Taxiway A renovation.

Construction crews installed a new section of Taxiway A and rehabilitated additional taxiway pavement. When complete, the project will create 4,200 feet of new taxiway, 4,200 feet of rehabilitated taxiway, and will bring the airport in line with current FAA standards for taxiway geometry — all without any impact to the traveling public.

It also will prepare the airport to handle larger aircraft in the future.



**It's open! The Courtyard by Marriott Pasco Tri-Cities Airport opened for business in mid-February. Located on Argent Road within walking distance of the airport, the 99-room hotel features amenities that cater especially to business travelers.**

## Thank You and Welcome

The Port of Pasco salutes and congratulates four longtime employees who recently retired after a combined 92 years of service at the Port.

Vicky Keller joined the Port in 1998 as Executive Assistant to then Executive Director Jim Toomey. Through her 22 years of work at the Port, she continued to take on responsibilities as needed including public relations, events and human resources.

Vicky retired in February and now has more time for gardening and camping.

Todd Meyers began working for the Port in 1977 while still in high school. He started on the Big Pasco Industrial Center maintenance crew and eventually became Maintenance Supervisor.

Steve Dearing began his career at the Port in 1980 and was Big Pasco Maintenance Lead when he retired.

For Todd and Steve, working for the Port has been their only jobs in their long careers. They both retired in March. They have overseen many changes at Big Pasco, including replacing all the roofing of the massive warehouses, upgrading the WWII railroad tracks within Big Pasco, and the creation of Osprey Pointe.

They each will have more time now to spend with their families and finding that best spot for walleye fishing.

Bob Mars started working for the Port in 1993 in maintenance at Big Pasco. He has been one of our hardest working and most reliable employees and was always ready to lend a hand where needed. He will now be able to spend more time with his wife, Elaine, who retired from the Port in 2005.

The Port of Pasco says thank you to each of these marvelous colleagues who have dedicated many years to making the Port so successful.

The Port also welcomes seven employees who are either joining the Port or moving into new roles.

Lori French started working for the Port in February as Executive Staff Assistant and Human Resources. She replaces Vicky Keller.

Eric Garza was promoted to Maintenance Supervisor at Big Pasco in March. He began working for the Port in 2006 as a part of the maintenance crew. He replaces Todd Meyers.

Ariel Leahy is the Port's Staff Accountant. She started in the position in late summer 2019.

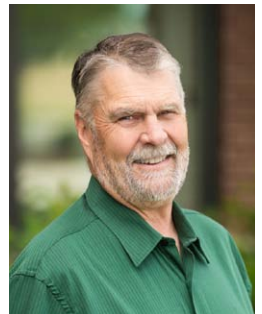
Omar Rodriguez and Ruben Bayona joined the Port as Law Enforcement Officers. Omar began working in late summer and Ruben in April.

Jose Arriaga and Aaron Brown have joined the Big Pasco maintenance team. Jose started in September and Aaron in May.

Welcome to each of you!



Vicky Keller



Todd Meyers



Steve Dearing



Bob Mars

## Congratulations!

Big congratulations go to three Tri-Cities Airport employees who each achieved an important professional certification.

Airport Deputy Director Don Faley, Chief of Police Barry Gilk and Business Manager Tara White have been awarded the distinction of Certified Member by the American Association of Airport Executives American (AAAE).

To earn this certification, they each passed an exam that

measures a candidate's comprehensive knowledge of airport management. This is the first step in completing the Accredited Airport Executive (AAE) accreditation process; fewer than 10 percent of AAAE's members have earned the distinction of AAE.

AAAE represents over 850 airports and hundreds of companies and organizations that support the airport industry.

# Foster Wells Business Park: Sold

In 2003, the Port of Pasco sold its first parcel of property in the Foster Wells Business Park. Within the past six months, 17 years since that first sale, the Port sold the final parcels. The Foster Wells Business Park is now complete.

The 50-acre park was designed specifically for businesses seeking smaller parcels of land near food processors or desiring to be near the Columbia Basin growing region. Four new businesses have recently purchased ground and will soon be moving in.

Welcome Pioneer Packaging, All Seasons Contractors, Kenyon Zero Storage, and Callies Welding and Fabrication.

## Pioneer Packaging

This family-owned and operated business has locations in Kent, Washington, and Tualatin, Oregon. It is now expanding to the Tri-Cities, recognizing a need to be closer to the region's wine industry.

It's a full-service packaging company from design to delivery.

Groundbreaking is expected to be later this year on the 2.7-acre Foster Wells site for a 50,000 square-foot warehouse.

"This is a great company to bring to Pasco," said Mayra Reyna, Port Director of Properties. "They will be adding employees to the economy and servicing the ever-growing wine sector."

## All Seasons Contractors

This local landscaping firm is based out of Pasco and was a former tenant in the Port of Pasco's Tri-Cities Airport East Side Industrial Park. It has outgrown that space and is expanding to the 2-acre Foster Wells site.

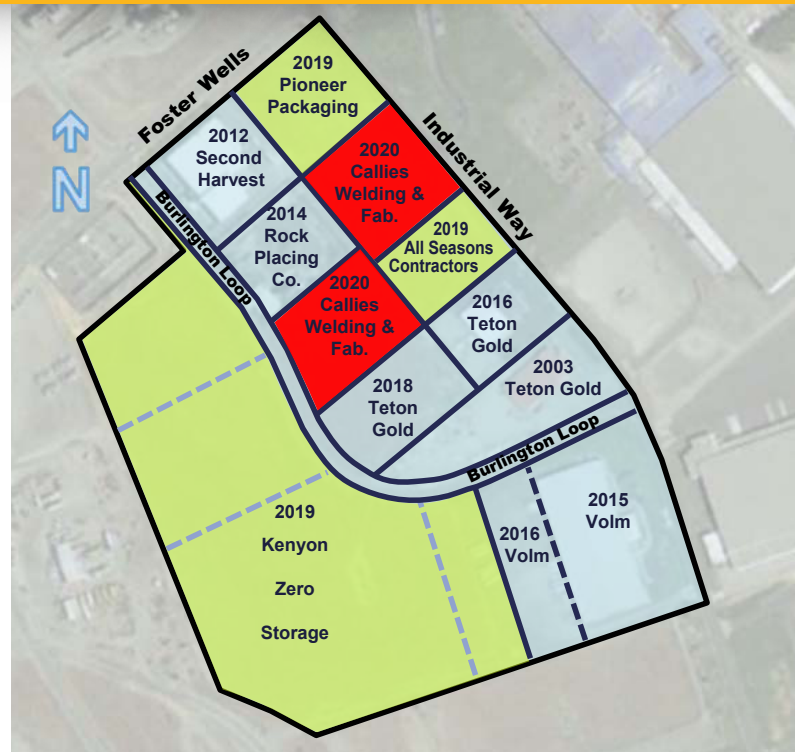
It is building a small office and will use most of the parcel as a place to showcase their unique concrete products as well as a laydown yard.

"All Seasons focuses on concrete and landscaping needs for both commercial and residential projects," said Reyna. "It takes space to hold all of their raw materials."

## Kenyon Zero Storage

The largest purchase of property in the business park was by Kenyon Zero Storage, a freezer and refrigeration storage company. The company currently has storage facilities in Pasco, Prosser and Grandview.

Foster Wells was selected by Kenyon Zero for expansion because of its proximity to the Pasco Processing Center and easy access to transportation.



The 21-acre parcel will be built out in two phases. The first phase is a 200,000 square foot warehouse; ground was broken for the facility March 16. The second phase will include a duplicate warehouse, or as the need dictates.

"This is an important expansion for our region," said Reyna. "Kenyon Zero is already one of the top five taxpayers in Franklin County and provides good, family-wage jobs. This expansion will add to the storage capacity for our region's food processors."

## Callies Welding and Fabrication LLC

The final two parcels – in total just over 5 acres – were sold to Callies Welding and Fabrication LLC., which fabricates and installs pipe systems for farms, wineries and industry.

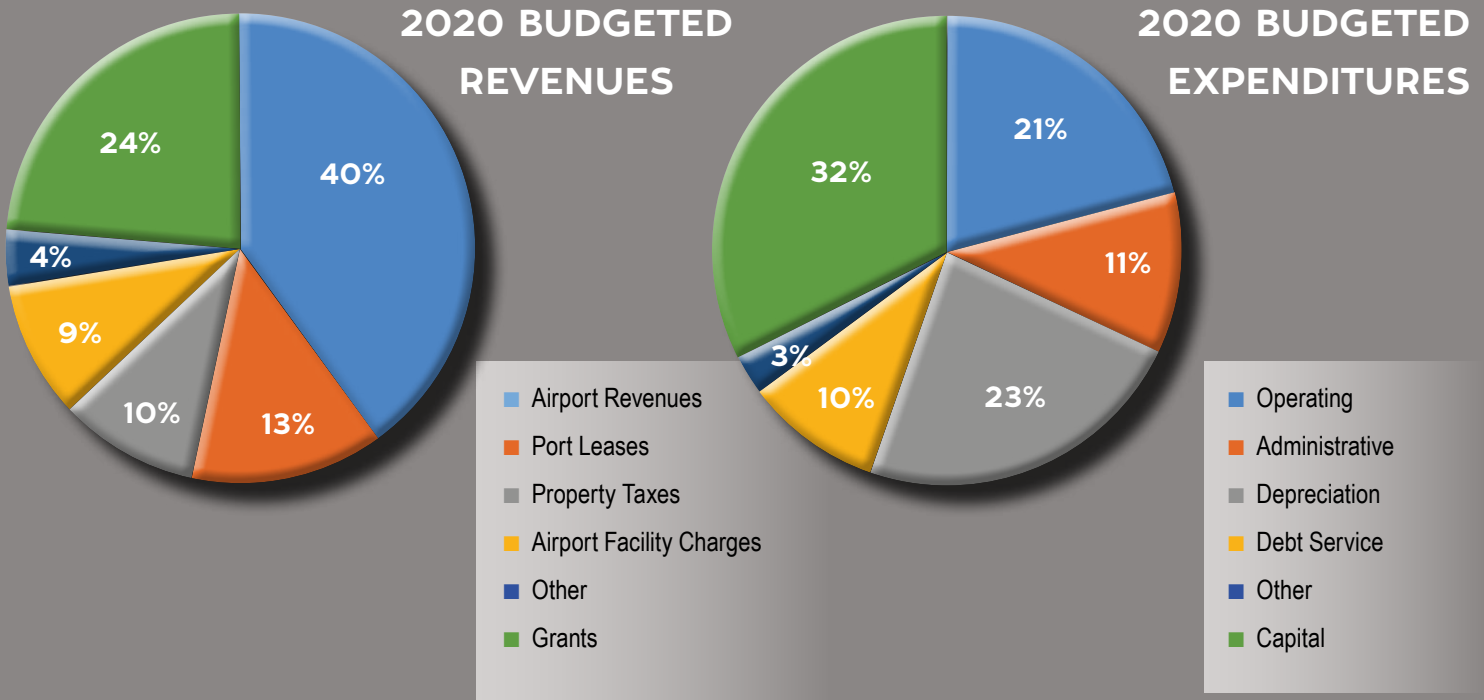
The local business had outgrown its location in Pasco and was looking to expand to a site close to key vendors. They also needed a site with access to adequate power and room for trucks, excavators and cranes. Foster Wells meets those needs.

The company will build a facility for an office and shop with most of the property devoted to laydown space. The new location will support additional growth, allowing them to perform larger jobs.

"It was great to work with a local business that wanted to expand here," said Reyna. "There were only two parcels left, and they took them both."

# Port of Pasco 2020 Budget

The graphs below are based on the 2020 budget passed by Port of Pasco Commission at the end of 2019. The Port's 2020 budget is located on the Port's website at [www.portofpasco.org/about-us/resolutions](http://www.portofpasco.org/about-us/resolutions).



## Dams Make Sense

Did you know there is a significant river-commerce connection created by the dams? Here are some numbers that reflect that connection:

- 465: miles of marine highway created by the Columbia and Snake River dams.
- 700,000: trucks kept off Northwest highways every year because goods are instead barged on this Columbia-Snake marine highway.
- 137,000: trucks off highways from Snake River barging.
- \$15-20 million: annual economic impact of cruise ships that travel on and dock at ports along on this marine highway.
- 42 million: tons of commercial cargo move down the Columbia and Snake River annually.
- \$20 billion: value of commercial cargo that moves down the Columbia and Snake Rivers annually (barge and deep draft).



## Big Pasco Update

Significant road work is set to begin later this summer at the Big Pasco Industrial Center as a nearly \$10-million project gets underway.

The project includes repairing three miles of industrial roadway within the park and adding storm water management, something not considered when the facility was originally developed by the U.S. Corps of Engineers. The growing number of shipping companies based at Big Pasco makes road upgrades a top priority.

"A project of this size takes time to design, bid and implement," said Gary Ballew, Port Director of Economic Development and Marketing. "It's important to keep Big Pasco open and operating during this work. We will do the work in phases to minimize impact on businesses within the park."

The roadwork was made possible with the help of a \$7+-million grant from the U.S. Economic Development Administration and \$1.8 million in Port matching funds.

Work also continues at an accelerated pace to renovate the massive WWII-vintage warehouses, including removing the wooden loading docks and canopies as well as replacing the warehouse siding.

## Our Port district is well represented in economic development organizations across the state.

Commission Secretary Jean Ryckman serves as the President of the Washington Public Ports Association (WPPA). In her role, she helps set policy and direction for the statewide organization of 69 ports. WPPA advances port interests in building the state's trade economy, growing jobs and promoting economic development in their communities.

Port Executive Director Randy Hayden is Chair of the state Community

## Better Together

When it comes to economic development and business recruitment, communities, ports and even small regions often compete against each other. But not always.

In 2016, the Port of Pasco joined with Adams County Development Council, Grant County Economic Development Corporation and Yakima County Development Association to create the Eastern Washington Economic Development Alliance.

The goal is to market the entire region, offering a broader selection of land sites and attributes.

Now Chelan Douglas Regional Port Authority has joined in.

"The larger you are, the more attention you get from businesses," said Gary Ballew, Port Director of Economic Development and Marketing. "Central Washington has 1 million people collectively and that can draw some attention. It's also diverse, with one main thing in common – agriculture. Together we can more effectively market for food processing, manufacturing, logistics and other business development."

Economic Revitalization Board (CERB). CERB provides funding to local governments and tribes to install infrastructure needed by private industry for growth and expansion.

Port Economic Development Director Gary Ballew is Chair-Elect for the Washington Economic Development Association. It is a statewide non-profit association of private businesses, economic development councils, ports, governments and others committed to the development of economic and employment opportunities in our state.

We are proud of the statewide leadership being provided by our Port Commission and staff!



### Port of Pasco

1110 Osprey Pointe Blvd., Suite 201 | 509-547-3378

### Tri-Cities Airport

3601 North 20th Avenue | 509-547-6352

### Mailing Address

PO Box 769 | Pasco, WA 99301

### On the web

[www.portofpasco.org](http://www.portofpasco.org) | [www.flytricitie.com](http://www.flytricitie.com)

*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  
Buck Taft  
Don Faley  
Barry Gilk  
Donna Watts  
Gary Ballew

Mayra Reyna  
Tracy Friesz  
Lori French

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