



75 Years and Going Strong

by Jim Klindworth
Port of Pasco Commission President

Seventy-five years ago, an overwhelming majority of Franklin County residents voted to create a public port district, and the Port of Pasco was born.

Ours is a history rich in fulfilling our mission to develop the economy and employment within our geographic boundaries. In the beginning we focused on the river, but the Port has taken on



Continental Grain Terminal

an ever broadening role in economic development and transportation. As we celebrate our 75th anniversary, it's important to look at all that has been accomplished.

Early history was river focused

The Port was established to develop a river terminal from which grain could be barged to the Portland area and loaded on ships destined for foreign markets. The Port's first facility, built in 1941, was a 500,000 bushel grain terminal on the Columbia River and operated for over 50 years. Availability of this publically owned terminal and low-cost barge transportation made Franklin County farmers more competitive in

(Continued, page 2)



1940 – Voters of Franklin County establish Port of Pasco

1941 – 500,000 bushel bulk grain terminal built on Columbia River

1959 – Port acquired U.S. Army's Big Pasco Reconsignment Depot and converted it into the Big Pasco Industrial Center



1960 Big Pasco Industrial Center

selling grain for shipment overseas. The Port's support of shipping and river transportation expanded in 1976 with the opening of the Container Terminal.

Adding an industrial base, rail

The Port's first major expansion happened in 1959 with the purchase of the World War II Army Depot at Big Pasco from the federal government. Today, it includes nearly 2 million square feet of industrial space and 17 miles of rail. Recently, an \$8.1 million upgrade to rail service at the Port's Intermodal Rail Hub was completed, making Big Pasco even more attractive to bulk shippers and rail-based imports and exports.

Strengthening air transportation

The Port moved into the arena of air transportation when, in 1963, it acquired the Pasco Airport from the City of Pasco. In 1966, a new terminal building was built at the current location it sits today, and at that time it was renamed the Tri-Cities Airport. Then in 1986 the Terminal Building was expanded from its original 25,000 sf to 62,000 sf. Currently, the airport is undergoing a \$58 million renovation, that includes improvement to the terminal and airfield that will allow us to handle growth at the airport for the next 20 years. The Port takes its stewardship

of the Tri-Cities Airport as a regional asset seriously and is committed to delivering a project that will not only enhance the airport experience but continue to fuel the regional economy.

Further diversification

In the late 1980s, the Port partnered with the City of Pasco and Franklin PUD to create the Pasco Processing Center. The concept for the 250-acre food processing site was born at a time when the regional economy was reeling from the shutdown of nuclear plant construction and agricultural producers were struggling with the high cost of getting their products to processing plants. It was a big idea that worked over time; the sale of the last site was finalized late last year, roughly 25 years after the initial development. The Pasco Processing Center's assessed value is over \$90 million, generating \$1.3 million in property tax for schools and local governments annually, along with jobs for an estimated 1,200 people.

The next 75 years

While enjoying the opportunity to look back at our history and our successes, we at the Port believe that looking ahead with renewed commitment to our region is even more important.

As we look forward, we return to the river with redevelopment opportunities for the former marine terminal site and at

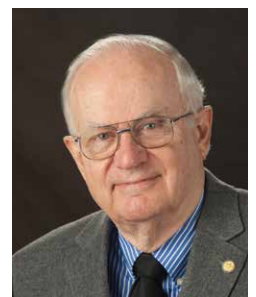
Osprey Pointe. Our efforts include being part of a regional team that is creating a strategic vision for the community. We will continue to collaborate with community and regional partners to maximize the role the Port can play in economic and workforce development of the region. We will continue to explore opportunities to expand our land portfolio for future development and create situations that facilitate fast-track opportunities for businesses.

This is a far cry from the singular vision of 75 years ago when voters created the Port of Pasco to help ship grain down the river. Along the way, we have expanded, shifted and diversified our vision and our efforts.

We are excited about the role the Port of Pasco will play in the region's continued successful development and growth.

I join Commissioners Ron Reimann and Jean Ryckman, and our strong Port staff, as we lay the groundwork for success now and for the next 75 years. We are in high gear, working hard.

*Jim Klindworth,
Port of Pasco
Commission
President*



1963 – Port acquired Pasco Airport from the City of Pasco; original airport terminal was located in the airport's industrial park on the east side of the airport near the General Aviation Facility



Airport Expansion Work Well Underway: On time and on budget

After years of planning, and hours and hours of pouring over renderings and budgets, work on the renovation and expansion of the Tri-Cities Airport is now more than conceptual. The concrete and steel are taking shape to meet the current and future passenger growth.

Phase 1 of the \$58 million project, which includes the terminal expansion, moving Taxiway Delta and relocating the VOR radio beacon, got underway in August. At 20 percent complete, the project is proceeding on schedule and on budget.

"As you approach the terminal you will see the work that is being done to baggage claim and car rental sections of the building," said Tri-Cities Airport Director Ron Foraker, "but once people step inside they can clearly see changes are taking place. Much of the work now going on is new construction and where the renovations are taking place, we are able to create temporary walls and shift services without too much impact. With this phase, there is minimal passenger disruption."

Construction of the new concourse, located on the north side of the terminal and future home of gates 3, 4, and 5, is moving along smoothly. This section of the terminal will also include new restrooms and a kitchen for the restaurant.



New airport boarding concourse

Currently, the north side of the terminal, which held the baggage claim and car rental area, is closed for renovation. Baggage claim and car rentals is taking place in temporary sites on the south end of the building. When complete, car rental businesses will be located at the north end of the terminal (rather than against the parking lot side of the terminal), adjacent to the renovated baggage claim area.

"Phase 1 is set to be finished by the end of this summer, and we are on schedule," said Foraker. "There have been no major surprises, and that is a reflection of good plan development by our architects, engineers and construction team."

"Everyone involved has handled this phase really well," he said. "Passengers picking up their luggage in the temporary claim area have been understanding of any inconvenience. The rental car agencies, working out of temporary trailers, have adjusted to this change. It's all gone well so far. This is a big project, and having it take place in a working airport makes it all the more complicated. As we move forward, we will continue to try to reduce disruption as much as possible and we truly appreciate everyone's patience and help along the way."



1966 – Port built a new terminal at its current location and renamed it the Tri-Cities Airport

1976 – Port opened the Port of Pasco Container Terminal

1986 – Tri-Cities Airport underwent a major expansion

1990 – Pasco Processing Center was created by a partnership with the City of Pasco, Franklin County PUD and the Port of Pasco

1994 – Simplot becomes Pasco Processing Center's anchor tenant

1999 – Reroofing of Big Pasco warehouse bays begins; each bay is equivalent to one acre

A Quick Look: An improved airport is on the way



Phase 1 – August 2014 through Fall 2015

- New concourse for Gates 3, 4 and 5 on the north side of the terminal
- New kitchen for restaurant in secure area of terminal
- Relocation of car rental areas
- Renovation of baggage claim area
- New restrooms near the main entrance of the terminal
- Reconfiguration of front lobby,

including relocating the staircase and elevator

- Construction of new screening lane

Phase 2 – Fall 2015 through Summer 2016

- Car rentals and baggage claim returned to renovated site
- New concourse open, which includes temporary food and beverage area and large, open seating area
- Old concourse on south end

demolished and reconstructed for Gates 1 and 2

- Existing TSA checkpoint will be temporarily shifted; new TSA checkpoint to be constructed for smoother security

Phase 3 – Summer 2016 through January 2017

- Renovation of airline ticket counters
- Construction of larger, more efficient outbound baggage area
- Realignment of the front curb

Expansion Q and A



Q: How far along is the construction project?

The project is about 20 percent complete with Phase 1 well underway – on time and on budget.

Q: Are there any impacts I should expect at the airport due to construction?

The amount of space at the front curb of the airport has been reduced. We are

recommending that people use short-term parking for drop off and pick up of passengers. Parking is free for the first 25 minutes. Please also be very alert for pedestrians.

Q: Do I need to get to the airport earlier to make my flight?

While most of the impact during Phase 1 is on those flying into the airport, we recommend you continue to allow 1 to 1 ½

hours prior to departure time to get through screening and into the boarding area.

Q: Is there a website where I can follow the progress of the construction project?

Yes! Go to www.flytricity.com. You can see renderings of the project, both inside and out, a construction timeline and weekly reports from the construction team with photos.



Construction progress on the new concourse, February 2015



2003 – Airport undergoes renovation to accommodate 911 requirements

2003 – President George W. Bush lands at Tri-Cities Airport

2004 – Creation of Foster Wells

Business Park, located inside Pasco Processing Center

2004 – Federal funding approved for Ainsworth Avenue realignment into Big Pasco and Sacagawea Heritage Trail project

2004 – Port's 1941 grain elevator, located near the Ed Hendler Cable Bridge, torn down; the grain operator built a new state of the art terminal on the Snake River in Pasco

Airport Traffic Alert

Planning to visit the Tri-Cities Airport? Construction at the airport has greatly limited the amount of space at the front curb and we are requesting motorists to use short-term parking for all drop off and pick up of passengers throughout the renovation of the airport.

Parking is free for the first 25 minutes.

During construction, the front curb can be used, but only for actively picking up and dropping off passengers.

Watch for signs and traffic cones to help direct you to the appropriate parking.

Please always drive cautiously anywhere around the airport. Drivers may not block a crosswalk and are required to stop for pedestrians.

Have you seen Herb?

Next time you are at the airport, keep an eye out for Herb.

He'll be there to help you navigate the construction.

He's the one in the hard hat and work boots.



Taxiway Delta Work Underway

Expansion of the terminal facility requires renovations to the taxiway system outside of the building to make room for the larger footprint. One of those areas is the creation of a larger aircraft parking apron, which requires the realignment of the airport's Taxiway Delta. This is the primary "road" used by commercial aircraft to access the runways.

In order to realign Taxiway Delta, the FAA-owned VOR (Very High Frequency Omnidirectional Range) radio beacon used for navigation to help aircraft determine their position, also had to be

moved. That work was completed in October.

Work on Taxiway Delta is currently underway. Throughout this project, the general aviation runway 3R/21L will be closed.

"This is a \$10.5 million project which the FAA considered a priority project and allocated discretionary funds for the building expansion," said Ron Foraker, Tri-Cities Airport director. "When it is complete, we will have a new taxiway in full compliance with all FAA regulations."

Airport Boardings Remain Steady

The Tri-Cities Airport continued to show steady numbers in 2014. With 329,653 passenger boardings, the airport logged a 1 percent growth in enplanements over the 2013 numbers and close behind the record numbers of 2012.

"This reflects steady growth, and we are pleased about that," said Ron Foraker, Tri-Cities Airport director.

Over the past few years, boardings at the airport have remained strong, which helped drive the need for the ongoing airport expansion.

The upward trend is continuing in 2015. According to Foraker, January and February showed a record number of enplanements.

"Weather and fluctuation in flight scheduling are not things we can control at the airport, but they do impact enplanement numbers," said Foraker.

Enplanements impact airport revenue streams, directly and indirectly, in a number of ways including producing Airport Improvement Program and PFC funds, customer parking fees, concession purchases and vehicle rentals.

2004 – \$5.2 million in funding secured for Ainsworth Avenue Overpass

2005 – Tri-Cities Airport Business Center created adjacent to Argent Avenue

2006 – Upgrade and expansion of Intermodal Transportation Terminal begins

2010 – Ground broken for Osprey Pointe

2011 – Osprey Pointe anchor building complete; Port offices relocated

2014 – Final large parcel in Pasco Processing Center sold

2014 – Major expansion and renovation of Tri-Cities Airport begins

Marketing airports is a relatively new concept. Traditionally, airports have been seen as a transit hub; people go there without much thought about it.

The trend is changing. More and more, airport leaders are recognizing that travelers do make choices and that getting the word out about flights and services can impact usage of the airport.

"Now when people book flights, most of the time they make those arrangements in front of their own computer," said Gary Ballew, Port of Pasco director of Economic Development and Marketing.

"While most travel services look at different airports around your destination, you have to pick your starting point. We want people to type in the FAA code for the Tri-Cities Airport, which is **PSC**, as the starting point for their trip. We want to raise awareness of the airport and the number of flights that we have," he said.

Statistics show that while enplanements at the Tri-Cities Airport continue to grow, the numbers also show people throughout the region are driving to other airports for flights.

"Flying out of the Tri-Cities is competitive. Sometimes people don't factor in their time, travel costs, possibly overnight stays in hotels and other expenses," he said.

"Sometimes people don't realize the extent of the destinations that we now offer. It can be as simple as raising awareness."

With the major airport expansion underway, the facility is being designed to handle more capacity easily.

"It is also important to remember that the

Direct Flights from Tri-Cities Airport



Tri-Cities Airport

- Served by Alaska/Horizon, Delta, United and Allegiant Air
- Daily flights to Seattle, Portland, Salt Lake City, San Francisco, Minneapolis/St. Paul and Denver
- Weekly flights to Las Vegas, Mesa/Phoenix
- Summer months service to Los Angeles

more we grow, the more attractive it is to airlines as they consider increasing flights. That's something we all want," he said.

The Tri-Cities Airport will kick off its marketing campaign by initially targeting Northeastern Oregon.

"We want to reach out to these travelers specifically," said Ballew. "We see a lot of those folks traveling to catch a flight. We want them to think of the Tri-Cities Airport when they make travel arrangements. We want them to think of us as their airport for convenience, service and competitive cost."

Delta Adds New Aircraft to Tri-Cities Service

Delta Air Lines has added an Airbus 320 aircraft to its 6:15 a.m. Salt Lake City service.

The plane holds 150 passengers, which nearly doubles the number of seats available for this service. The previous aircraft held 76 passengers.

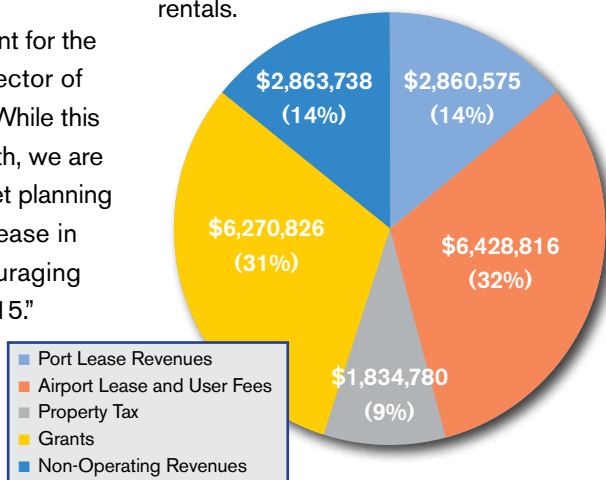
Port Operating Revenue Reflects Modest Gains

Port of Pasco's 2014 operating revenues showed a slight gain, according to the Port's end-of-the-year financial report.

"Revenues were up 1.6 percent for the year," said Linda O'Brien, director of Finance and Administration. "While this may not seem as robust growth, we are pleased because in our budget planning we did not anticipate an increase in revenue for 2014. It is encouraging news as we look ahead to 2015."

The Port's operating revenue is generated through Port activities including user

fees at the Tri-Cities Airport (airlines, car rentals, parking), rentals (warehouses and industrial parks), land leases and hangar rentals.



Strategic Vision Plan Work Continues

The collective effort of five organizations – Pasco Chamber of Commerce, Columbia Basin College, the City of Pasco, Benton-Franklin Council of Governments and the Port of Pasco – to create a Franklin County Economic Development Strategic Vision continues to move forward. The goal of the plan is to help create a roadmap for economic development in Franklin County for the next 20 years.

The group recently hired NewEdge, a research, marketing and design company based in Richland, to assist in the project. NewEdge will contribute research, conduct interviews, and examine opportunities and trends.

"As individuals, we may each have ideas of what we need to do to develop our economy," said Gary Ballew, Port of Pasco director of Economic

Development and Marketing. "They may all be great ideas, but do those ideas utilize our region's strengths and assets and, then in the next step, do they match up with real opportunities for economic development growth? What NewEdge is helping us look at is creating a plan from the perspective of matching opportunity to our core competencies so that we as a team can be ready to pursue opportunities."

According to Ballew, all ideas are on the table for consideration.

"Then we can start to narrow things down to stay true to the personality and assets of our community," he said. "When we are done, later this year, we will have created an action-oriented, opportunity-driven plan. The exciting part is that we don't know what it will look like when we are finished."

Port Shorts

Staff Changes

The Port of Pasco has had several staffing changes and additions in the past few months. These include:

Keith Davisson transitioned from maintenance at the Tri-Cities Airport to the Terminal Building Custodial and Maintenance lead man.

Andrew Reid was hired to replace Keith in maintenance at the Tri-Cities Airport.

Marie Reddout has been hired as the Police Sergeant at the Tri-Cities Airport. She was a part-time employee before being hired full-time.

Port of Pasco Service Awards

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

5 Years:

Art Bader –
Security Guard, Tri-Cities Airport

Ed Bayha –
Security Guard, Tri-Cities Airport

15 Years:

Keith Davisson –
Terminal Building Custodial & Maintenance Lead Man

35 Years:

Mark Monk –
Maintenance, Big Pasco

Welcome! Pasco Chamber of Commerce

The Pasco Chamber of Commerce will be making Osprey Pointe its new home this summer when it moves into a portion of the lower floor of the anchor building on the site.

The Chamber is temporarily located at the former Port of Pasco offices on Ainsworth Avenue while the Osprey Pointe site undergoes work to finish the space to meet the Chamber's needs.

"This is such a good fit for both the Port and the Chamber," said Gary Ballew, Port of Pasco director of Economic Development and Marketing. "We are economic development partners and this is a natural pairing for both of us. We are very excited to have the Chamber join us at Osprey Pointe."

The Chamber plans to have an open house at its new Osprey Pointe office as a part of the Port's 75th Anniversary celebration on August 21.



Summer Movie Series at Osprey Pointe starts June 26

What better way to enjoy the beautiful Tri-Cities summer than to spend an evening enjoying a view of the Columbia River and an outdoor movie.

That's what the Port of Pasco is creating with a new outdoor evening movie series at Osprey Pointe called Movies at the Pointe.

The series is designed to have a date-night feel. The Port hopes to partner with a winery.

"There already are family outdoor movies available in the Tri-Cities," said Gary Ballew, Port of Pasco director of Economic Development and Marketing. "We will not be competing with those. This event is for adults who want to enjoy a glass of wine and enjoy the evening on the river while watching a movie. We think it will be something unique."

Five events are planned for the summer season.

"This is also a great way to introduce Osprey Pointe to the community," he said. "It's a great location that is an asset to the community. We want more people to know about it."

Movies at the Pointe will kick off June 26 and occur throughout the summer between the major events that occur around the Tri-Cities all summer long.

Mark Your Calendars!

PORT OF PASCO
75th ANNIVERSARY
CELEBRATION
August 21

More details to come!

Tour the Port of Pasco

The Port of Pasco invites you to a tour of the Port. The tour is scheduled for Tuesday, May 5th at 11:30 a.m. in the Port's Administrative Office, 1110 Osprey Pointe Blvd., Ste. 201, Pasco.

Lunch is included.

Space is limited so call to reserve your seat – 547-3378

Do you know of a business looking for a new location? Osprey Pointe could be the perfect site. Feel free to recommend that they come take a look.

A call to the Port at **(509) 547-3378** is all it takes to get the conversation started.



You are invited to attend meetings of the Port of Pasco Commissioners. Regular public meetings are held at 10:30 a.m., the second and fourth Thursdays of each month in Port of Pasco offices at 1110 Osprey Pointe Blvd., Suite 201. The agenda of each meeting will be available on the Port's website two days prior to the meeting.

Port of Pasco
1110 Osprey Pointe Blvd., Suite 201 | (509) 547-3378
Tri-Cities Airport
3601 North 20th Avenue | (509) 547-6352
Mailing Address
P.O. Box 769 | Pasco, WA 99301
On the web
www.portofpasco.org
Equal Opportunity Employer

Port Commission:

Jim Klindworth, Ron Reimann and Jean Ryckman

Port Staff:

Randy Hayden	Executive Director
Ron Foraker	Director of Airports
Buck Taft	Airport Deputy Director
Arthur Owen	Airport Chief of Police
Linda O'Brien	Director of Finance & Administration
R. Sam Good	Director of Properties & Development
Gary Ballew	Director of Economic Development & Marketing
Tracy Friesz	Facilities Engineer
Vicky Keller	Public Records