



Port of Benton is 50
City of Richland is 50
Chukar Cherries turns 20



50 Years of Progress

The following is a 50 year chronology taken from the Port of Benton archives. Here's what happened...the first 50 years.

- 1958: Port of Benton created in general election
- 1961: The Port acquired George O. Beardsley Field (Prosser Airport)
- 1961: Port opens first office in Richland Chamber building
- 1962: General Services Administration transfers Richland Airport to Port
- 1963: Port purchases Prosser Industrial Park (Prosser Wine & Food Park)
- 1963: Port purchases 290 acres in north Richland from U.S. Government (Technology & Business Campus)
- 1965: Port declared a 'Nuclear Port', one of five in nation
- 1970: Port builds development building at Technology & Business Campus
- 1972: Barge dock completed in north Richland
- 1975: Port purchases land in Benton City
- 1980: Port builds development building at Prosser Wine & Food Park
- 1988: Port builds development building at Prosser Airport
- 1991: Port builds second development building at Technology & Business Campus
- 1996: Transfer 3000 Area to Port (Richland Industrial Center)
- 1998: Department of Energy transfers 1100 Area to Port (Manufacturing Mall)
- 1998: Port builds second incubator at Prosser Industrial Park
- 2000: Port purchases 32 acres in Prosser (Vintner's Village)
- 2000: Port transfers extrusion press from the Department of Energy to Kaiser Aluminum in the Manufacturing Mall
- 2003: Port purchases land for the Walter Clore Wine & Culinary Center
- 2007: Corps of Engineers transfers Crow Butte Park lease to Port
- 2007: Port of Benton named '**Port of the Year**' by Washington Public Ports Association
- 2008: Port started construction in north Richland for a transload facility

Commissioners:

- 1958: Roland Lindburg**
- 1958: Harold Kinney**
- 1958: John Hills**
- 1973: Eugene Bernard**
- 1973: Jackson Richardson**
- 1974: Al Raap**
- 1976: Richard Mann**
- 1981: Harold Lindberg**
- 1991: Max E. Benitz Jr.**
- 1994: Robert Larson**
- 1995: Kenneth Elliot**
- 1996: Jane Hagarty**
- 2008: Roy Keck**

Executive Directors:

- 1958: Cecil R. Allbee**
- 1964: Phillip George**
- 1978: Douglas Edison**
- 1982: Jay Holman**
- 1992: Ben Bennett**
- 2002: Scott D. Keller**

We couldn't have achieved success without the help of our partners including:

City of Richland (also celebrating 50 years), Prosser Economic Development Association, Benton City Economic Development Association, TRIDEC, local chambers, Tri-Cities Visitor & Convention Bureau, private sector, WSU Tri-Cities, U.S. Army Corps of Engineers, state & federal legislatures and, of course, the Port's of Kennewick and Pasco. Our thanks to the many people who make our job easier!

Prosser Airport



Thompson Aircraft at Prosser Airport circa 1970.

The Port of Benton accepted the George O. Beardsley Field from the City of Prosser in 1961. At the time, the city was unable to extend long-term leases to tenants and the Port became a better vehicle for growth at the airport.

The runway was resurfaced in 1962 with 27,500 gallons of a unique product called 'Lingin Liquor', obtained from pulp mill waste streams. Two tenants from Aircraft Applicators, Jean Larson and Buck Wheat, teamed with Glen LaMoreaux of L&D Flying Service to apply the surface treatment. The first Prosser Airport comprehensive plan included extending the runway 500 feet, adding a taxiway,

maintenance buildings, aircraft storage, warehouse and other storage facilities relating to industrial and manufacturing activities. In 1981, the Federal Aviation Administration (FAA) granted the Port \$105,041.00 to complete the runway and taxiway projects. The grant also provided a perimeter fence to keep cows, coyotes, horses and dogs off of the runway.

In 1981, the Experimental Aircraft Association (EAA) was granted permission to have the first Prosser Fly-In. This annual event is still a crowd pleaser and will take place on August 9th and 10th this year. In 1985, members of the EAA provided static displays of aircraft, as well as aerial demonstrations, formation flying, spot landing, four bombing and parachute jumping. Over 90 aircraft attended the event.

The Prosser Airport is unique in that it has trees, grass, restrooms with showers and is right across the runway from The Barn Restaurant. This location attracts aviators who want to stop in, camp on the grass, shower, shave and walk over for a good meal. In 1986, 220 men and one woman from the Attack Helicopter Troop, 116th Armored Cavalry regiment of the Washington Army National Guard from Tacoma conducted tactical training at the Yakima Firing Center and camped out at the Prosser Airport.

Chukar Cherry Company came to the airport in 1988. Pam and Guy Auld (Pam is featured on our masthead) started this company, which has grown into a household name with distribution around the world. Chukar Cherries featured premium dried bing cherries, bing cherry relish, poultry sauce, dessert sauce, toppings, preserves, scone mix and picnic items. The Port added onto the first building almost immediately and recently constructed a new climate-controlled warehouse.

Jim Early and Jim Gauley teamed up to start FruitSmart®, a value-added food processing company, which located at the Prosser Airport in 2006. At publication, Cormac Thompson is the airport coordinator and Jackson Flight Center is the Fixed Base Operator. Cormac's father was the architect who designed the airport.

Richland Industrial Center

On September 13, 1996, Hanford's 3000 Area was transferred from the Department of Energy to the General Services Administration (GSA) who transferred the property to the Maritime Administration who transferred it to the Port of Benton. It was originally named the Richland Industrial Center (RIC).

Since government building codes were less stringent than City of Richland codes, all of the electrical, sewer and water systems were torn out and replaced in order to obtain occupancy permits.

The RIC is included within the Tri-Cities Research District boundaries. In 2005, federal funds

were obtained for a major study to explore the potential of creating a new research district that would include PNNL, WSU Tri-Cities, much of the Port of Benton and the Stevens Center Business Park. Based on the studies' recommendations, plans are being formulated to develop this property into a modern business park.

Concurrently, the State of Washington designated this region an 'Innovation Partnership Zone.' The process brought together partners from throughout the county, cities and existing companies within the community,

who will be working together to implement the recommended plan.

As we go to press, the name of this site is being changed to the Richland Innovation Center.



The 3000 Area being transferred to the Port of Benton in 1996.

Benton City

The Port of Benton purchased 26 acres of property in Benton City in 1975. The State of Washington and U.S. Economic Development Administrations made significant capital contributions, which was used for developing this property.

The first parcel was sold to Mike Parsons, who built a 2,400 square foot building for his company, NW Metals. The Benton County Fire District was the next to build and Elevator Manufacturing built a facility for manufacturing hydraulic assemblies and elevators. CJ Plastics purchased a parcel and built a 3,700 square foot building in 2006. They produce custom plastic products, screen printing and vinyl lettering.

Be sure to attend Benton City's June Jamboree on June 14th. Highway 12, a local band, is the headline act and will rock-n-roll into the evening.



Mike Parsons was the first to build in the Benton City Industrial Park. He's pictured in front working on metal fabrication with employee James Tilstra.



Vintner's Village

This site was purchased in 2000 for a bonded warehouse. The warehouse deal fell through, but Yellow Rose Nursery had a vision to locate right off of the freeway in Prosser. Then Dave Minick decided to build a wine production facility and the food gates opened. Now there are ten wineries pouring and we're out of space. As we go to press, the Port has made an offer to purchase 18 acres adjacent to the park for future expansion.

The Port is kicking off its 50th year anniversary celebration on May 24th at Vintner's Village. The public is invited to this event featuring wine from Vintner's Village. Bram Brata will be entertaining the crowd with steel drum music and a food vendor will be there. It all starts at 4 p.m. with a ribbon cutting at Milbrandt Vineyards new facility.

Current tenants include: Airfeld Estates, Apex, Maison Bleue Winery, Masquerade Wine, Milbrandt Vineyards, Olsen Estates, Tasawik, The Winemaker's Loft, Thurston Wolfe, Willow Crest and Yellow Rose Nursery.



This aerial of Vintner's Village was taken six months ago. Milbrandt Vineyards is now constructed center foreground.

50th ANNIVERSARY EVENTS

Day of Wine & Roses	Prosser Vintner's Village	May 24, 2008
June Jamboree	Benton City	June 14, 2008
Richland Fly-In	Richland Airport	June 21-22, 2008
Scottish Fest	Prosser Wine & Food Park	June 21, 2008
Crow Butte Grand Opening	Crow Butte Park	July 19, 2008
Prosser Fly-In	Prosser Airport	August 9, 2008

Commission meetings are open to the public and held the second Tuesday of each month at 1:30 a.m. in the Port of Benton Conference Room, 3100 George Washington Way. March and September Commission meetings are held in Prosser at the Fire Department Conference Room, 1200 Grant Avenue, Prosser, Washington.

Technology & Business Campus

The 290-acre Technology & Business Campus in north Richland was originally part of Hanford and was sold to the Port by the Corps of Engineers in 1961 for \$100,000.00. It was originally called Richland North Area and in 1965 changed to Richland Industrial Park and now the Technology & Business Campus. It is bordered on the east by the Columbia River.

Original plans were to dredge the Columbia River to 12 feet and construct a steel pile wall dock. The project's purpose was a public dock for the loading and unloading of barges and vessels along with the handling of water-borne cargo. The second was a water intake structure, including pipelines to accommodate the machinery, equipment and piping necessary to withdraw water from the Columbia River for irrigation purposes. The docks have been used to off-load various loads for Hanford related construction projects, like FFTF and the current vitrification plant. On April 12, 1989, a barge carrying the remains of the nation's oldest commercial reactor arrived in Richland, ending an 8,000 mile, 57 day journey.

The first tenant in the Industrial Park was Automata Corporation in 1970. Automata paid for insurance,



US Testing was one of the first tenants in the Richland Industrial Park. The sign says, "The Nuclear Age is Here in Richland, Washington."

maintenance and \$0.10 per square foot for five years. In 1971, George Garlick moved Holosonics into the development building. They produced ultrasonic devices, which used sound to look through materials, somewhat like an x-ray. The Port entered into an agreement with the Washington Public Power Supply System for lease of space in the incubator building early in 1971. They purchased land from the Port and built their headquarters buildings during the construction phase of their reactors.

In May of 1974, Sigma Research, founded by Dr. Richmond Hoch, leased space for laboratories, light fabrication and offices. They manufactured such prototype hardware as microprocessors and computer-controlled nondestructive testing systems.

In 1988, Alpha Biochemical was granted permission to export potato starch to Japan, Korea and Hong Kong. The company is now Penford Products and processes potato starch for human consumption.



Don Boyd is working on an ultrasonic application at Sigma Research in 1986.

Stirling Technology became a tenant in 1985. The company won a contract from NASA to create an engine to harness solar power for use in outer space. Stirling has made significant R&D improvements to the design of Stirling engines and is still located in the Tri-Cities and doing business as Inf nia Corporation.

The Port donated 21 acres of the Industrial Park land to WSU Tri-Cities University in 1988. This donation helped the campus expand.

The Technology & Business Campus now has over 30 companies and 2,000 employees working in north Richland.



Barge slips are being dredged in 1972 in support of the construction projects at Hanford.

Prosser Wine & Food Park

The Prosser Wine & Food Park was purchased in 1963 with thoughts of attracting a packing plant. Preliminary plans for a slaughter house were drawn up, but Seneca had other plans. In April of 1964, Seneca broke ground, just in time for a state-wide plumber and steamfitter strike. The Pasco Plumbers and Steamfitters agreed to complete the plant on an emergency basis so Seneca could be operational by grape harvest. In 1965, they started processing apples and in 1971, a 10,000 square foot winery was located next to the Seneca plant. Until bottling equipment was installed, wine was shipped by tank cars to Seneca's eastern bottling plant under the Boordy label. The company used both European grapes and a new French hybrid. Seneca sold their complex to Tree Top, who continues the tradition of quality food processing.

In 1965, an apple packing and cold storage facility was constructed at the park by Prosser Fruit Services to process apples for shipment to the Pacific Rim. Holtzinger Fruit purchased the facility and built an office next to the plant.

Hogue Cellars started making wine in the first Prosser development building in 1982. By 1985, they were well known on the national level and decided to purchase

the building where their tasting room is located today. In 1989, they built their 30,000 square foot production facility. They were producing 2,000 cases of wine in 1982 and last year produced 100,000 cases.

The Port built a second development building in 1998. Current tenants include Whitstran Brewery, Cowan Vineyards, Alexandria Nicole Cellars and Heaven's Cave Winery.



Sorting apples inside Holtzinger Fruit in 1985.

Richland Airport

On July 15, 1960, the Port received the donation of 40 acres of land adjacent to the Atomic Energy Commission's Richland Airport, along with an agreement allowing the Port to place an operator at the airport and open it to the public. Mr. Cormac Thompson, architect from Prosser, was given the assignment of designing plans and layout of the airport. In 1961, the airport, which had been closed to private or commercial flights since it was constructed in 1943, was officially opened. Fixed Base Operator Desert Air Flight Center managed the airport.

In February of 1972, the Port approved the sale of 38.5 acres to Rogers Brothers of Idaho Falls for a potato processing plant in Richland. Eight acres were sold to Northern Enterprises of Bellevue for construction of a \$2.6 million cold storage building. Azurdata constructed a 6,000 square foot building in 1975 and started producing the first bar scan readers.

Cascade Airways began operations from the airport in 1978. In March of 1981, the FAA installed a glide slope transmitter, a middle marker and runway alignment indicator light facilities at the airport. Airborne Express Freight Corporation signed a lease in 1981 to operate an air cargo service at the airport.

Henningsen Cold Storage became a tenant of the airport in 1984. The business provided a frozen food warehouse used primarily by Lamb Weston.

In 1989, Interpoint, manufacturer of interactive video display equipment, moved to the airport.



An air tour at the Richland Airport in 1985.

