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The Re
Port of Benton

Photo above shows the newly completed Vineyard Pavilion at Prosser's Walter Clore Wine & Culinary Center.

Tri-Cities Enterprise Center



The Port of Benton recently purchased the Tri-Cities Enterprise Center facility in north Richland from Washington State University.

The primary function of the Port of Benton is economic development. To this end, the Port is normally building roads, putting in infrastructure and constructing buildings; however, once in a while, an established property becomes available that fits nicely within the Port's portfolio of properties. The Tri-Cities Enterprise Center building (TEC) recently became available. After surveying the facilities, the Port of Benton Commission authorized purchase of the property.

The TEC already had some established tenants like Advanced Technologies & Laboratories International, Archer Analytical, Mission Support Alliance's B-Reactor Tours and White Bluffs Brewing. In the past couple of months two new tenants, Ethos Bakery and Shrub Steppe Brewing have signed lease contracts and will be moving into the facility in the near future.

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Tri-Cities Research District



One of the new buildings in the Research District.

The Tri-Cities Research District is continuing to see growth and development thanks to our many industry partners.

EnergySolutions will begin construction of a 13,000 square-foot laboratory on seven acres of land owned by WSU. Upon completion, they will donate the building to WSU Tri-Cities. This long-term partnership between EnergySolutions, NuVision Engineering and WSU Tri-Cities will include collaborative research, engineering scholarships and internships. Construction is to begin in October by Fowler Construction of Richland and is expected to be complete by summer 2012.

The City of Richland has developed a Public Development Authority focused on the Wine Science Center proposed to be

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Tri-Cities Enterprise Center

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Ethos Bakery opened October 1st at the Tri-Cities Enterprise Center (TEC). Featuring a custom-built wood-fired oven, Ethos Bakery is open Friday and Saturday from 4-9 p.m. for pizzas, and Wednesday through Friday mornings from 7-10 a.m. for baked goods and French press coffee.

The Le Panyol wood-fired oven's refractory clay makes for quick firing time, while the thermal mass of concrete blocks, soapstone, and mortar coupled with the multiple layers of insulation equates to hours of baking time after firing.

Local purveyors supply the majority of ingredients, from the blueberries hand picked in Grandview by the bakery owners and friends, to the freshly ground whole wheat from Pasco milled on site at the bakery.

White Bluffs Brewing is right next door and the Port plans to build a meandering path to Thomas O'Neil Cellars, which is located across the street. Shrub Steppe Brewing will be moving into the TEC before the end of the year making the TEC an attractive tourist destination.



Angela Kora is shown with some of their baked goods and Scot Newell is shown in the background with the oven.

For more information about Ethos Bakery, contact Angela Kora at (509) 942-8799 or ask@ethosbakery.com

Tri-Cities Research District

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constructed on the south east corner of George Washington Way and University Drive on Port of Benton property. The wine industry through the Washington Wine Commission has pledged \$7.4 million towards the project. In addition, grant requests and private fund raising has begun. The facility is approximately 43,000 square feet with an estimated cost of \$23 million. It will support state, national and international collaborations to increase Washington wine quality and wine grape production. Washington State University, Tri-Cities (WSU TC) campus is the home to the Viticulture and Enology program for the State of Washington.

Columbia Energy is continuing its redevelopment of a former 3000 Area building located on Port property. They plan to continue using the high bay area and remove the south end of the structure. This, along with the 20,000 square foot warehouse built on the property, has allowed Columbia Energy to centralize their operations into one location.

Two buildings have been completed north of University Drive by owners Innovation Center TCRD, LLC. One building will be occupied by Pacific Northwest National Laboratory



Newly constructed building on the corner of George Washington Way and University Drive.

and the second building along George Washington Way has space leased by WSU TC with office and high bay space available. There are plans for additional office, hotel and commercial development to follow in 2012.

Finally, the Port is continuing our partnership with the City of Richland on the expansion of Fermi Avenue to University Drive along with improvements to Curie Street. This will continue to support and promote development of businesses to occur within the Tri-Cities Research District!

Editor's Note: I interviewed Jonetta Everano, President of Phoenix Enterprises NW, LLC, on October 5th at their company headquarters located at the Port of Benton's development building in north Richland.

Editor: When did you start this company?

Jonetta: February of 2009.

Editor: How many employees?

Jonetta: We currently have 95 employees.

Editor: So, in two years you've grown to 95 employees?

Jonetta: The first year was phenomenal. We grew so fast and we have continued to be fortunate in our growth.

Editor: Who are your customers?

Jonetta: Washington Closure Hanford, CH2M Hill Plateau Remediation Company (CHPRC) and Pacific Northwest National Laboratory (PNNL).

Editor: What is your primary business?

Jonetta: Environmental remediation and non-haz/non-rad transportation

Editor: What kind of remediation?

Jonetta: We're excavating the old Hanford reactor burial grounds.

Editor: What are you finding?

Jonetta: Old reactor hardware, construction debris and decommissioned pipelines.

Editor: Do you have someone monitoring the site for radiation?

Jonetta: We try to do everything remotely. We have industrial hygiene monitors as well as radiation monitors mounted on the excavator bucket so we don't need someone physically standing there. Some phases of work require industrial hygiene technicians to perform monitoring but we try to minimize this.

Editor: Are you primarily at Hanford or do you work more regionally?

Jonetta: All our work right now is at Hanford but we're thinking about branching out to the other DOE sites.

Editor: And you do construction to?

Jonetta: At CHPRC we've done some remodel and additions to current facilities.

Editor: What kind of employees do you have?

Jonetta: The majority are teamsters, laborers and operators. We also have a corporate office team that is irreplaceable.

Editor: So the teamsters drive the trucks, the operators are on the big equipment and the laborers do everything else?

Jonetta: Yes, and we have some carpenters for the construction projects.

Editor: Do you have any plans for expansion?

Some of the best business advice I've received is to stick with what you know. I know environmental remediation so that's what we're focused on. We also perform demolition of facilities, and we're a mentor protege for URS which will allow us to build our business into other areas in the future.

Editor: So they give you part of their budget to perform work?

Jonetta: No, they're kind of a big brother, no promises of work. They've helped with marketing and the corporate program/procedure reviews. This program has allowed us to grow fairly slow and when our base of knowledge gets wide enough we can start to expand.

Editor: Who did you work for at Hanford?

Jonetta: After working in the trenches since 1991, performing everything from raking asphalt, rough framing houses to building water towers from the ground up, I went back to college. This is after having three children. I received my Construction Management Bachelors from Central Washington University and worked for Bechtel National for three years at the Vitrification Plant then moved on



Photo above shows Jonetta Everano, President of Phoenix Enterprises NW, LLC with some of the equipment her company uses for Hanford remediation.

to Bechtel Hanford on the Field Remediation group. Working at the Vitrification plant was extremely complicated and rewarding so I had a lot of tools and experience when I started this business.

Editor: How does the Hanford budget effect you?

Jonetta: We were just awarded the 308, 309 and 340 vault demolition contract in the 300 area so we've put together a good team and we're mobilizing for success.

Editor: Any mentors come to mind?

Jonetta: My parents were my biggest mentors as well as the lead engineers at Bechtel National, and the team at URS. I have also received great business advice from Dick French of Federal Engineers & Constructors, I respect his business sense and accomplishments.

Editor: Great local success story, congratulations and good luck in the future.

Jonetta: Thank you to the Port of Benton for your commitment to small business. It allows small businesses like mine to grow and prosper in this area.

For more information about Phoenix Enterprises NW call (509) 375-1199.

President's Message

Scott D. Keller, PPM®

The picture to the right shows the Executive Director of the Port of Benton receiving the "Professional Port Manager Certificate" from the American Association of Port Authorities (AAPA). AAPA is an alliance of ports of Canada, the Caribbean, Latin America and the United States.

The stringent requirements to receive this prestigious award are to complete several seminar classes and the submission of an original acceptable thesis on some facet of port management. Scott's thesis was 'Transfer of Government Property to Port Districts – Pros and Cons.'

The commissioners and staff are very proud of Scott D. Keller, PPM®.



The above photo shows Port of Benton Executive Director, Scott D. Keller, receiving his PPM® certification from AAPA Chairman of the Board, Pete Reixach.

Robert D. Larson, Commission President

Management Team



Scott D. Keller, PPM®
Executive Director



Stuart B. Dezember, CPA
Director of Finance/
Auditor



Robert D. Larson
Commission President



Roy D. Keck
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Diahann C. Howard
Director of Economic
Development &
Governmental Affairs



John D. Haakenson
Director of Airports
& Operations



Kevin V. Howard
Director of
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This newsletter was produced by the staff of the Port of Benton, Jan Jackson, editor. For information about property acquisition and leasing opportunities, please call the Port of Benton at

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