



## The Re Port of Benton

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- Tenant Spotlight
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- Calendar of Events



Photo above shows workers completing a new apartment building in the north Richland Research District.

## Washington Air Tour



Two Stearman biplanes are shown arriving at the Port's Prosser Airport. This summer, the Puget Sound Antique Aircraft Club is starting their tour at the Richland Airport.

Richland Airport will be the starting point of the 2013 Washington Air Tour. About 30 antique, classic and experimental airplanes will be arriving at the Richland Airport on Sunday July 14th and depart for the second stage of their tour Monday morning. The public is invited to come to the Richland Airport to view the airplanes.

The objective of the Washington Air Tour, organized by the Puget Sound Antique Aircraft Club, is to recreate the historic air tours of the 1930's that sought to bring an appreciation of aviation to communities across the nation.

A sampling of planes include: Stearman, Fairchild, Howard, Dehavilland and several antique Stinson, Cessna and Piper aircraft. A few experimental and kit planes will also be on the tour.

**Contact: John Haakenson**  
**Director of Airports & Operations**  
**(509) 375-3060**

## Wine Science Center



State of Washington Governor Gregoire, surrounded by local, state and federal dignitaries, signs the agreement to fund the new WSU-TC Wine Science Center.

The Wine Science Center is well on its way to being constructed. The concept started in 2008 when the grape growers and wine industry identified the need for an advanced academic program to help propel the industry forward. To this end, WSU-TC recruited Thomas Henick-Kling, from Australia, to head up their new viticulture and enology bachelor's degree program, the only one in the Pacific Northwest. Now there are 30 faculty members based in Pullman, Prosser and the Tri-Cities campuses.

In 2010 the Port of Benton committed 3.5 acres of land for the facility at the south end of their Technology & Business Campus. This would put the Wine Science Center at the north side of the WSU-TC campus. The steep ground would be perfect for the gravity systems that Henick-Kling envisioned for the facility. Why not let

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# Zirkle Fruit Adds Crush Facility



The above photo shows the two huge grape press's with the new Zirkle Wine Company facility in the background.

Prosser, the birthplace of our wine industry, has a new crushing facility. Zirkle Fruit has expanded their operations to include crushing grapes, making wine and selling the juice to Chateau Ste. Michelle. Zirkle already has 2,500 acres of their own wine grapes in production and now they will be able to turn those grapes into a value added agriculture product.

The \$4.5 million, 51,000-square-foot crush facility is in the Port of Benton's Prosser Wine & Food Park, along with Hogue Cellars, Kestrel Vintners, Cowan Vineyards, Alexandria Nicole and Heaven's Cave.

The new endeavor is called Zirkle Wine Company which has the ability to crush over 5,000 tons of fruit and a whopping 1.2 million gallon tank capacity. That's a lot of wine! Current tanks range in size from 8,600 to 32,000 gallons. If things go according to plan, their facility is designed to add additional tanks with little modification.

Dave Copeland is the operations manager and David Forsyth is the wine maker. If these are familiar names, it's because the dynamic duo have spent their careers at Hogue Cellars and Mercer Estates. Forsyth jokes that in the past 30 years he's moved east a couple hundred yards and now north about 100 yards. He can't go any further north because he says he'll run into the Yakima River. Rounding out the rest of the wine making team is Frederique Spencer, Becca Bailey, Erubiel Clara, and Victor Palomera.

About half of the grape juice is shipped to Chateau Ste. Michelle in Woodinville for further processing and the other half is fermented in the Zirkle Wine facility. Each of the two presses can hold about 50 tons.

Zirkle Wine Company is off to a great start with a state of the art facility, two seasoned veterans like Copeland and Forsyth and an almost perfect year for fruit.

*Wine Science Center, Continued from page 1*

gravity move the wine from tanks to barrels instead of using pumps and electricity?

In 2011, the Washington State Wine Commission approved a \$7.4 million investment in this project which would be raised through industry assessments. The next year the state legislature committed \$5 million for construction through the Innovation Partnership Zone. The U.S. Economic Development Administration awarded a \$2.06 million grant for equipment. On the private side, Chateau Ste. Michelle pledged \$1 million, Spokane Industries will donate \$600,000 worth of stainless steel tanks, Zirkle Fruit gave \$100,000 and there have been a significant number of other individuals who have donated funding for the program.

The City of Richland formed the Wine Science Development Authority for the purpose of constructing the facility. The city sent out requests for proposals in January, architects are submitting plans and construction is slated to begin this fall. Over \$17 million has been raised for this project. The Port is excited to be a part of this effort.

# New Breweries at Tri-Cities Enterprise Center

2000 Logston Boulevard • Horn Rapids Business Center • Richland, WA 99354

## White Bluffs Brewing

Opening their doors in November of 2010, White Bluffs Brewing believes quality beer should be available to everyone and their mission is to create beer with character for people with taste. The brewery has over 45 different beer recipes that can be found on their nine revolving taps; with two reserved for fan favorites, Miss Chievious Biere De Garde and Bluffdiver IPA.

Quality ingredients, a love for flavorful craft beer and 27+ years of experience are what fuel this team to bring their brews to the Tri-Cities area.

Hungry? A menu of fresh panini's,



wraps and salads are available in our tap room for your enjoyment. Brewery hours are: Tu-Th: 4:00PM - 7:00PM, Fri: 4:00PM - 8:00PM and Sat: 12:00PM - 8:00PM. For more information please visit: [WhiteBluffsBrewing.com](http://WhiteBluffsBrewing.com)

## Shrub Steppe Smokehouse Brewery

Handcrafted micro-brewed beer and traditional barbecue meats are offered at the new Shrub Steppe Smokehouse Brewery.

They produce eight beers in-house and provide an additional two taps for guest brewers. They specialize in pilsner style lagers and India Pale Ales. Some types of beer will be infused with a smoky malt flavor. Several beers have regional names like Vadozz and Wildfyre.

Slow cooked meats will focus on brisket, sausage, pulled pork and wings using special dry rubs for each selection. Ribs, tri-tip, pork loin and other smoked delicacies are served as daily specials. Side dishes will also be served. An outdoor beer garden is planned to open this spring and will seat about 50 customers.

Hours are 11 am to 9 pm every day.  
[www.shrubsteppebrewing.com](http://www.shrubsteppebrewing.com)



# Croskrey Construction

Tenant  
Spotlight

*Editor's Note: I interviewed Nathan & David Croskrey at the Richland Airport on March 19th.*

**Editor:** Let's start by telling us what you do.

Nathan: We either lease or purchase land and build facilities. Our first building we built just because we couldn't find anything we liked and could afford. We ended up selling that building and then we built the HiLine building here at the Richland Airport, which we ended up selling to them, and we just continued finding land and putting up nice structures at affordable prices.

**Editor:** How many buildings have you erected?

David: We've built 8 at the Richland Airport, 3 at Queensgate and then we've purchased a few other buildings in Richland along the way.

David: We met Scott Keller, who was the Richland Airport manager at the time, and he was really instrumental in helping us get off the ground and started down the construction path.

**Editor:** Do you consider yourselves construction management, general contractors...?

Nathan: We're really real estate developers. Sometimes we've actually built the buildings ourselves with help from our dad, but now we're hiring a general contractor to help us with construction which frees up our time to do other projects.

**Editor:** You mean like fishing and skiing?

David: We do like to fish and travel, but we can also spend more time looking at property and figuring out ways to help our potential tenants.

**Editor:** Do you lease the buildings?

Nathan: Yes, but we always give the tenants an option to purchase. We don't want to take advantage of anyone.



David (on the left) and Nathan Croskrey are building facilities at the Richland Airport. They are standing in the middle of their storage facility.

**Editor:** Are you mostly building metal facilities?

Nathan: They're all metal at the airport, the ones at Queensgate are all stick frame so we have a combination of materials we can work with. A lot of it depends on the covenants of the property.

**Editor:** There are only a few contractors building at the Richland Airport, there isn't much land left.

Nathan: Early on we talked to Rob Welch who built some buildings here at the airport and now Cannon Hill has some presence here, so there are a few of us competing for the remaining land. Most of our decisions are based on biblical principles and that means we share what we have with others. If someone wants to know who our subcontractors are, why not help them out and keep the subcontractors busy too? It's good for everyone.

**Editor:** When did you get started in the real estate speculation business?

Nathan: It was 1993, I had gone to West Point and was in Washington DC on assignment and David was working for Boeing.

David: Our first commercial building was actually in Puyallup. We started an automotive repair business which didn't work too well, so we ended

up selling that building and moved over here and built our second facility.

**Editor:** There's a lot of traffic that runs right past the airport everyday on their way to work at Hanford, so it has great visibility.

Nathan: That's one of the reasons we like the Richland Airport. It has easy access, very visible, relatively quiet and close to everything, especially Hanford.

**Editor:** What are your future projects?

David: We've got our eye on a couple of properties that we're hoping to turn into shop, lab or office space for start-up businesses. Something that will be affordable, but can be leased to purchase so as they grow, they can invest in their future.

**Editor:** Do you have any current facilities for sale?

Nathan: We have a storage space facility for sale, we have several properties for lease and two 3,750 square foot buildings going up here at the airport in the near future.

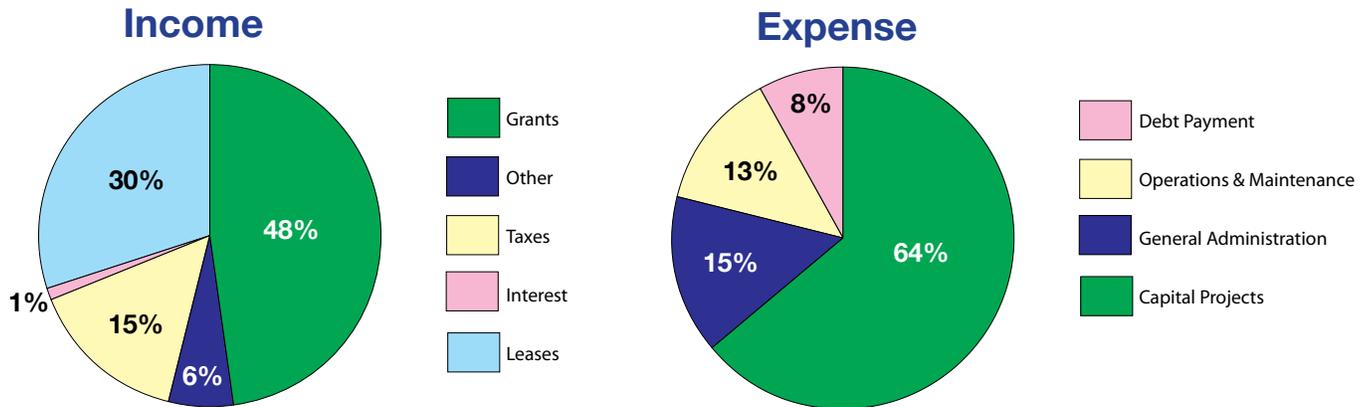
**Editor:** How do people contact you?

David: They can contact us at the phone number below.

**Croskrey Construction**  
**(509) 554-0757**

# Financial Report

## 2013 Projected Budget of \$15 Million



The Port of Benton strives to keep our tax levy rate as low as possible. In the past five years, the rate has decreased 11%. Currently, the owner of a \$100,000 home pays \$40.55 annually in property taxes to the Port of Benton.

## Calendar of Events

A Toast to Construction	Walter Clore Wine & Culinary Center	May 24th
Scottish Festival	Prosser Wine & Food Park	June 15th
Richland Airport Fly-In	Richland Airport	June 22nd
Cool Desert Nights	Tri-Cities	June 22nd
Crow Butte Picnic	Crow Butte Park	June 29th
Antique Air Tour	Richland Airport	July 14th
Prosser Airport Fly-In	Prosser Airport	July 20th
Water Follies	Columbia Park	July 26-28th
Prosser Wine & Food Fair	Walter Clore Wine & Culinary Center	August 10th
Prosser States Day Parade	Prosser	September 2nd
Great Prosser Balloon Rally	Prosser Airport	September 28th

Commission meetings are open to the public and held the second Wednesday of each month at 8:30 a.m. in the Port of Benton Conference Room, 3100 George Washington Way, Richland, WA. March and September Commission meetings are held at the Vineyard Pavilion in Prosser, Washington.

# President's Message

We have been actively promoting our Port initiatives along with our regional communities' Mid-Columbia Energy Initiative and the Tri-Cities Research District along with legislative requests necessary to support their development.

One example is the Department of Energy's (DOE) request to convey industrial property for development. Currently, the request is being reviewed under the environmental impact statement process led by DOE Richland. We remain focused on such activities so that we may continue to support our existing companies and be prepared to support our region's future growth. We appreciate our community partners that we coordinate with in these efforts: Benton County, Cities of Pasco, Kennewick and Richland, PEDA and TRIDEC.

The Port is pleased to announce that the Walter Clore Wine and Culinary Center project in Prosser is currently under construction. The center will be a compliment to our overall mission to support the wine industry. Facilities, such as the Clore Center and the Wine Science Center at WSU Tri-Cities, provide a state wide opportunity for education and tourism.

The property and building for the Clore Center will remain in ownership of the port with the operations being conducted under contract by the Walter Clore Wine and Culinary Center Association. We are proud of our team and their efforts to bring this visitor and teaching facility to reality. We look forward to celebrating with our partners, the Clore Board and you during their 'Toast to Construction' event coming up on May 24th.



Construction has started on the Walter Clore Wine & Culinary Center in Prosser.

It is a true honor to serve our district and bring together the very best of this region from technology and start up companies to value added agricultural products. We look forward to showcasing our activities to you and having a very exciting 2013!

## Management Team



**Scott D. Keller, PPM**  
Executive Director



**Stuart B. Dezember, CPA**  
Director of Finance/  
Auditor



**Diahann C. Howard**  
Director of Economic  
Development &  
Governmental Affairs



**John D. Haakenson**  
Director of Airports  
& Operations



**Kevin Howard**  
Director of  
Maintenance

## Commissioners



**Robert D. Larson**  
Commission Secretary



**Roy D. Keck**  
Commission President



**Jane F. Hagarty**  
Commission Vice President

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

**(509) 375-3060**

3100 George Washington Way  
Richland, WA 99354

**[www.portofbenton.com](http://www.portofbenton.com)**