

In this issue:

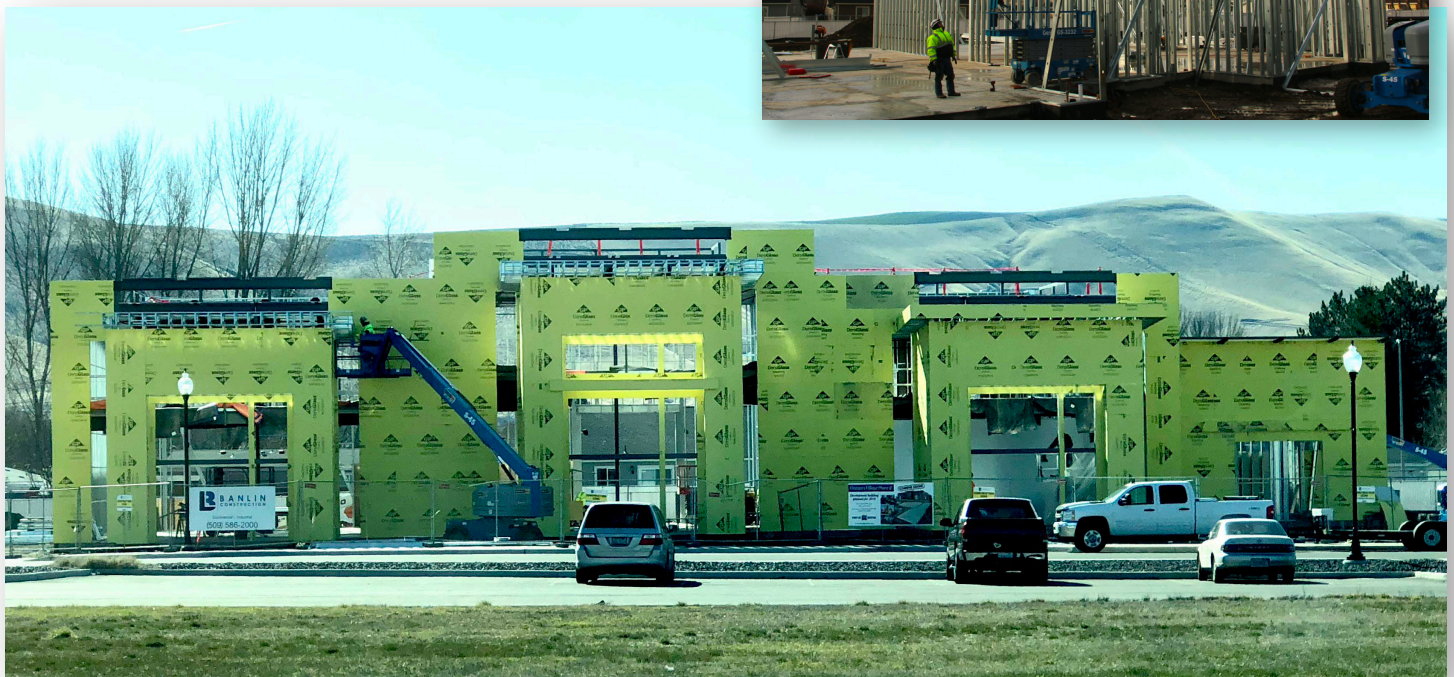
- Chukar Cherries Expansion
- Crow Butte Grant
- Entrepreneurial Awards
- Tenant Spotlight

Published Biannually by the Port of Benton

Construction of Two Buildings Begins in Prosser, WA

The Port of Benton is planning for another busy year. 2018 will bring the construction of two buildings in our Port's district, which encompasses two-thirds of Benton County.

The first building is a 9,000 square foot building, under construction at this time, in Prosser's Vintner's Village. The building will consist of three separate bays of 2,500 square feet each. The design of the facility will attract small business start-ups, and will jump-start the second phase of Vintner's Village. The Prosser Economic Development Association, our partner, will occupy approximately 1,000 square feet of office space next to the three bays. For more information on this building please contact Diahann Howard at 509-375-3060.



An artist's rendering of the planned development building (top photo) located in the Vintner's Village Phase II in Prosser has begun construction and should be finished by late summer.

Port of Benton Supports Expansion of Chukar Cherries



An artist's rendering of the planned development building for Chukar Cherries located at the Prosser Airport on Wine Country Road.

The Port of Benton Commission recently approved construction of a \$1.8 million second building. The 12,000 square foot production space will support the expansion of Chukar Cherries, located at the Prosser Airport on Wine Country Road. A grant recently provided by Hanford Area Economic Investment Fund (HAEIF) for \$100,000 will be used to support the project.

Chukar Cherries is a key employer in the Prosser area, producing value-added agricultural products such as dried cherries, chocolate confections, and cherry

saucers from locally grown cherries. Chukar Cherries' expansion needs are due to new business lines in order to support growth and retention of 55 jobs, and 5-10 new jobs being created due to the expansion. During production season, that number grows to 150, and with this expansion, that number will increase 10-20% as well.

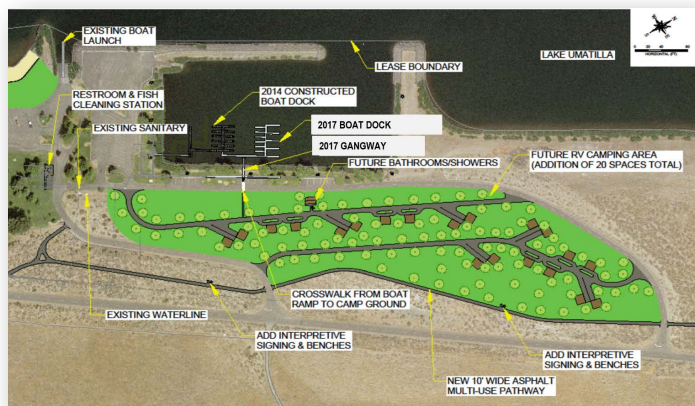
Currently the space constraints have necessitated a second retail store located at the Port of Benton's Wine & Food Park (2,4000 sq. ft. temporarily) in order to provide more room for production, until the new production space can be completed.

The Port of Benton has been a key partner with Chukar Cherries since the business began in 1988. "We are pleased to see the growth and success of their company," said Scott D. Keller, PPM Executive Director for the Port of Benton. Chukar Cherries currently leases over 16,440 square feet of building space on two acres of land from the Port of Benton; this expansion will take place within the same area. Tim Oten of Chukar Cherries stated, "Thank you to the Port of Benton for their ongoing support and working with us to make this happen."

Banlin Construction will oversee construction, and the building is scheduled to be completed fall of 2018.

Crow Butte Park Receives Planning Grant

The Port of Benton received a planning grant from the Recreation and Conservation Office (RCO) Boater's Facilities Program. The grant amount is \$210,000 with a Port of Benton match of \$75,000. The grant will assist the Port in the planning work for a campground expansion project. The planning will consist of a cultural and environmental review, engineering and site planning, preparation of construction plans, and final design work. The new expansion will include up to 20 new campground sites, which will overlook the marina. The sites will be tailored towards boaters and watercraft enthusiasts, and will feature extra areas for boat trailer parking in each site. The new campground area will have restrooms, picnic areas, pathways and full ADA accessibility. Campsites will have full hookups to water, sewer, and power up to 50 amps.



Conceptual site plan for Crow Butte boater's campground planning project.

Cowan Court Street Sign

Tom Cowan of Cowan Moore Law Firm (holding sign right) has provided legal services for the Port of Benton for 44 years. Recently he received the honor of having a street located in North Richland named after him. Commissioners, Jane F. Hagarty, Roy D. Keck, and Robert D. Larson presented Mr. Cowen with the sign.



Dr. Zirkle Receives Award

Congratulations to Dr. Lewis Zirkle (right), SIGN Fracture Care International, who was awarded the Department of Defense Medal of Distinguished Public Service Award from Secretary of Defense General James Mattis (left).

Port of Benton 60 Years

Port of Benton has received an award of appreciation (right) from the City of Prosser in recognition for 60 years as a valued partner in economic development and transportation in Prosser and throughout the majority of Benton County.



2018 **ENTREPRENEURIAL AWARDS**

The 22nd Annual Entrepreneurial Awards took place on February 27, 2018 at the Red Lion Hotel in Richland, and was hosted by Lori Mattson, of the Richland Rotary. The Entrepreneurial Awards ceremony is an annual tradition of the Richland Rotary Club, Tri-Cities Chamber of Commerce, TRIDEC, PNNL and the Port of Benton. One hundred seventy-five entrepreneurial companies have been recognized in the past twenty-one years. The Richland Rotary Club established the Entrepreneurial Awards in 1997 to recognize the importance of the entrepreneurial spirit in the community for future economic diversification.

This year's event featured businesses that are not fully mature, but show promise for the future. Typically, they are at a late stage of product development, about to receive a patent, or have just launched in a niche market. What separates these companies are the owners' entrepreneurial spirit and drive for success.

The event featured ten award nominees and the Sam Volpentest Entrepreneurial Leadership Award (Sammy), named in honor of Sam Volpentest, who was one of the greatest promoters of the entrepreneurial spirit in our community. This year's Sammy Award went to Chris Senske of Senske Services.

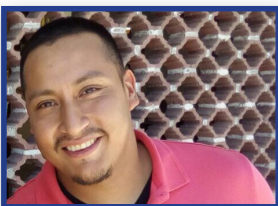


Chris Senske of Senske Services is this year's Sammy Leadership Award winner.

2018 Entrepreneurial Awards Nominees



*Doug Perez
Clean Image Restoration*



*Ray Gonzalez
The Lawn Guy Complete
Landscaping LLC*



*Porter & Kate
Porter's Real Barbecue*



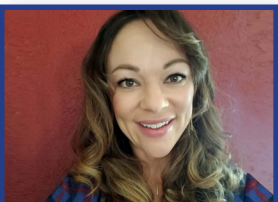
*Aaron Stites
High Gear Coaching*



*Paul Labrie
Labrie Glass Studios*



*Kara Vogt & Jessica VanDine
The Village Bistro Tri-Cities*



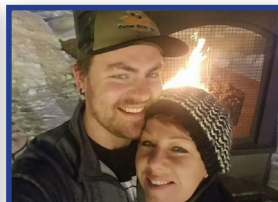
*Heather Skinnell
Squeaky Clean Janitorial*



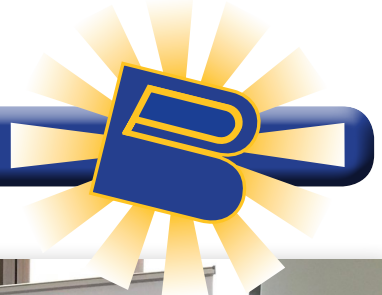
*Abel Campos
Three Brothers Moving*



*Erik Ralston
LiveTiles*



*Brian McCance
B&B Custom Metals*



The NEW Digital Image

Editor's Note: Ron Morris, the new owner of the Digital Image Tri-Cities Inc., describes the products and services his company provides.

Editor: How did you get the opportunity to take over Digital Image Tri-Cities?

Ron: I was actually hired in 1994 by the former owners, Bob Davis and Grant McCallum to manage a restaurant and conference center that they had at the time. It was in the same building as Digital Image, right here at 2950 George Washington Way. I left in 1998 to begin my career in the printing industry with another company, and was there for 16 years as General Manager. In 2015, Bob and Grant approached me about working for them again at Digital Image with the possibility of ownership within a few years. I was excited about the opportunity to gain more experience with large format printing, and accepted the offer. When Bob retired in July of 2017, I was able to purchase the business. I've had the chance to work with and learn from some exceptional people throughout my career, and I'm excited to continue to grow Digital Image and build on the success the business has had over the past 25 years.

Editor: What are the types of products and services you provide?

Ron: We are a full-service printer with the capability to produce anything from business cards, brochures, fliers, programs, posters, calendars, and company newsletters, to large trade show display pieces, banners, wall murals, window graphics, adhesive vinyl, outdoor signage, technical manuals, and engineering



Digital Image is located in Richland at 2950 George Washington Way, Suite C.

drawings. We have one of the largest laminators in the area (up to 61 inches wide) and offer a multitude of bindery services including: spiral, comb, saddle stitch, and glue-bound carbonless forms. Finishing services include: creasing, folding, drilling, tabbing, and collating. The possibilities are really endless. With our equipment, we can help clients design and create virtually any product they need for any application. Our industry is very competitive, with many options now available online. One thing that sets us apart is our quick turn-around times and the fact that we do short-runs with no minimums. We recently printed and bound just one copy of a doctoral dissertation into a book so that our customer could present it to his parents. At the same time, we were completing a run of 25,000 rack cards for another client. Each job we do is really unique and we take great pride in offering the same level of service and attention to detail to each customer and every item that we print.

Editor: What is the number one thing you are proud of that you provide?

Ron: I really enjoy helping our clients find solutions for their marketing needs. Depending on the customer, that might be a unique trade show display, custom brochure, wall mural, or tiled banner stand. Making someone else's business stand out and look great makes me really proud.

Editor: How many people do you employ?

Ron: I currently employ two full-time employees and one part-time employee.

Editor: What are the days and hours that you are open?

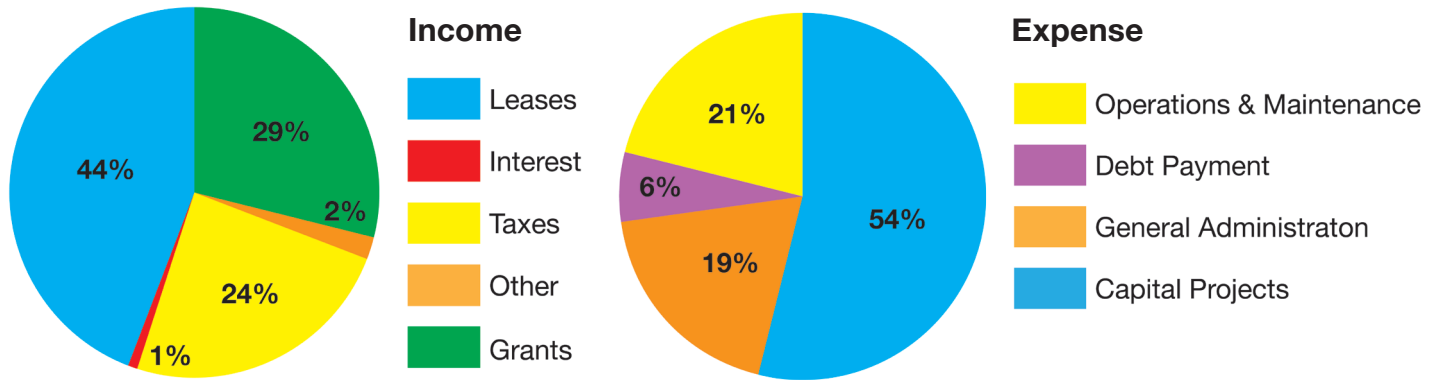
Ron: We are open Monday through Friday from 8:00 am-4:30 pm, with after hours service available upon request. We also offer free Tri-Cities area delivery.

**www.digitalimagetc.com
509-375-6001**



Financial Report

2018 Projected Budget of \$13.2 Million



The Port of Benton strives to keep its tax levy rate as low as possible. In the past ten years, the rate has decreased by 14%. Currently, the owner of a \$100,000 home pays \$39.99 annually in property taxes to the Port of Benton.

Calendar of Events

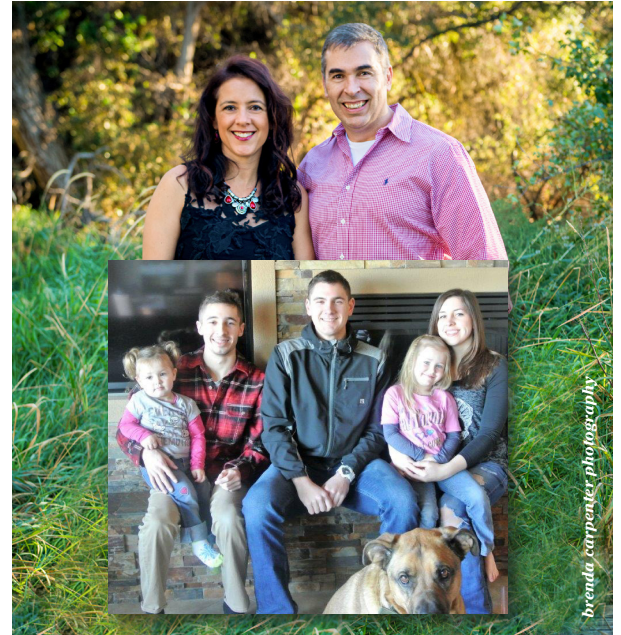
Benton City Spring Opener	Benton City	April 28th
Bottles Brews BBQ Festival	Prosser Vintners Village	June 9th
Scottish Festival	Prosser Wine & Food Park	June 16th
Richland Fly-In	Richland Airport	June 23rd
Cool Desert Nights	Richland	June 21-24th
Water Follies	Columbia Park	July 27-29th
Legends of Washington	Walter Clore Center Prosser	August 10th
Wings and Wheels Show	Richland Airport	August 18th
Beer & Whiskey Festival	Prosser Wine & Food Park	August 25th
Prosser Fly-In	Prosser Airport	September 2-3rd
Benton City Daze Parade	Benton City	September 15th
Great Prosser Balloon Rally	Prosser Airport	September 28-30th

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 Commission Meeting Room, 3250 Port of Benton Boulevard, Richland, WA. March and September Commission meetings are held at the Walter Clore Wine & Culinary Center, 2140 Wine Country Road, Prosser, Washington.

PORT KUDOS CORNER: *Diahann Howard*

Diahann Howard has been with the Port of Benton since 2006 as the Director of Economic Development & Governmental Affairs. She supports the Port of Benton's land and building development, communications, grants and legislative requests, both state and federal. In addition to her Port responsibilities, she serves as the Executive Director for the Tri-Cities Research District (2,875 acre research park), one of 14 Washington State Innovation Partnership Zones. Prior to the Port, she was the City of Richland's Economic Development Manager.

She is a graduate of Eastern Washington University with a Bachelor's of Science degree in International Affairs with a Spanish minor. She is the 2017-2018 president of the Richland Rotary Club and was named Rotarian of the Year in 2012. Diahann and her husband, Ron, spend their time following their son, Grant and his band, Rice, and trying to keep up at Warrior Dash races with EWU college student and Army ROTC son, John. She also enjoys time with her niece Jadelynn and her daughters Symphony (4yrs) and Korra (2yrs). She said, "We are proud of them and focus on enjoying each and every moment before they make us empty nesters."



Congratulations to Diahann for her twelve years of service. She loves spending her spare time with her husband Ron and their two boys, Grant and John, niece Jadelynn, and her daughters Symphony and Korra.

Commissioners



Roy D. Keck
Commission President



Jane F. Hagarty
Commission Vice President



Robert D. Larson
Commission Secretary



Scott D. Keller, PPM
Executive Director

Executive Director

Management Team



Stuart B. Dezember,
CPA, PPM
*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*



Teresa A. Hancock
*Director of
Real Estate*



**David J.
Billetdeaux**
Attorney at Law



Wally Williams
*Director of
Marketing*

This newsletter was produced by the staff of the Port of Benton. For information about property acquisition and leasing opportunities, please call the Port of Benton at (509) 375-3060

www.portofbenton.com