

Port of Benton

History: 2012 - 2020



Commissioners



Robert D. Larson
Representing
North Richland



Jane F. Hagarty
Representing
Prosser & Benton City



Roy D. Keck
Representing
South Richland

Executive Director



Diahann Howard, PPM®

Port of Benton's District encompasses two-thirds of Benton County, including North Richland, Benton City and Prosser.

About Port of Benton

Since its formation by a vote of the people in 1958, Port of Benton remains dedicated to delivering opportunities that create an environment ideal for business and workforce growth.

Over the decades, the Port has collaborated with its local, state and federal partners to drive economic development in diverse industries ranging from agribusiness, transportation and high-tech research and development to manufacturing.

2012



Port of Benton's Richland Innovation Center, formerly Hanford's 3000 Area, is attracting investments from private developers.

The U.S. Department of Energy transferred Hanford's 3000 Area to the Port of Benton in 1996. In 2012, the Port renamed the site the Richland Innovation Center.

The 71-acre site needed major infrastructure upgrades before the Port could effectively market the land. The Port started systematically improving the roads, sewer, water lines, utilities and landscaping, as well as demolished or remodeled several buildings.

The Port partnered with the City of Richland to use Local Revitalization Financing for road construction and the extension of Fermi Avenue and Curie Street at the entrances.

The Richland Innovation Center is now attracting interest from private developers.



Hundreds of people attend the annual Fly-In events at both the Port's Richland and Prosser Airports. Attendees of all ages enjoy exploring the planes and speaking with the pilots.

For five years and counting, the Richland Experimental Aircraft Association #391 has hosted a Fly-In at the Port's Richland Airport.

The annual weekend event attracts hundreds of Northwest aviators and aviation enthusiasts. Dozens of antique, modern and experimental airplanes from a Howard DG8, Boeing D-40 to a Chinook helicopter are on display.

The Fly-In features free flights for kids, a Friday night barbecue and a Saturday pancake breakfast for pilots and the public.



South Central Washington Experimental Aircraft Association sponsors an annual Fly-In at the Port's Prosser Airport.

The event spotlights various planes with many different models on display, including restored, home-built and experimental aircraft.



The Port purchased a facility on Port of Benton Boulevard in Richland for a new administration building and additional tenant space.

In 2012, the Port of Benton relocated to portions of a nearly 24,000-square-foot existing administrative building in Richland. The move to an existing facility saved approximately 500% over the cost to build a new facility and supported the growth of tenant businesses.

The Port made the 10,000 square feet of vacated space in its former facility available for tenants to expand their operations into the needed lab and high-bay areas.



Contractors prepare the ground to relocate taxiway B at the Richland Airport.

Crews completed the first phase of construction on the Port's Richland Airport Hangar Expansion project in September.

The work included relocating taxiway B to meet Federal Aviation Administration requirements and to provide easy access to new hangars. Workers also completed installing two additional taxi lanes and a long-term tie-down apron. The first phase of work opened several hangar plots for sale.

The long-term project plan encompasses seven phases to develop an additional 75 hangar plots at the airport.



Mike (left), Marcus and Lori Miller are shown in a Stearman airplane in front of their winery a week before their 2007 grand opening. This year, Airfield Estates Winery celebrates its fifth anniversary at the Port's Vintner's Village in Prosser.

Thurston Wolfe Winery celebrated its fifth anniversary at the Port of Benton's Vintner's Village in 2011. This year, three more wineries hit that milestone: Gamache Vintners, Willow Crest and Airfield Estates.

Since the first tasting room opened in late 2006, Vintner's Village continued growth led the 32-acre first phase to sell out. The Port is planning a second phase in future years.



For five years and counting, Gamache Vintners and Willow Crest (below) have welcomed visitors to their tasting rooms at the Port's Vintner's Village.



2013



The new Zirkle Wine Company custom crush facility opens at the Port's Prosser Wine & Food Park.

Prosser, the birthplace of Washington's wine industry, has a new custom crush facility. Zirkle Fruit Company expanded its operations to include crushing grapes, making wine and selling juice.

The new \$4.5 million, 51,000-square-foot crush facility is next to Zirkle's fruit-packing and storage facility at the Port of Benton's Prosser Wine & Food Park. Dave Copeland is the operations manager, and David Forsyth is the winemaker for the new Zirkle Wine Company.

Zirkle Fruit has more than 2,500 acres of wine grapes in production, and now they can turn those grapes into a value-added agriculture product.



Jerry (left) and Butch Milbrandt of Milbrandt Vineyards produce some of Washington state's best wines. The winery's tasting room and banquet room at Vintner's Village in Prosser marked its fifth anniversary in 2013.



David (left) and Nathan Croskrey stand outside their recently completed storage unit facility at the Port's Richland Airport Business Park. The brothers are constructing other buildings for lease on Port property near the airport.

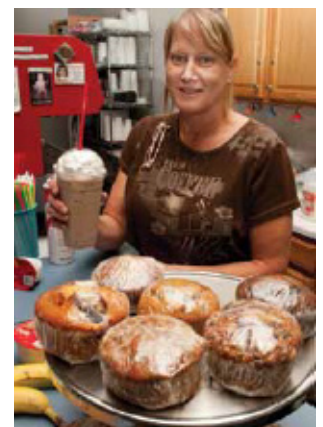
Twins David and Nathan Croskrey have built eight facilities at or near the Port's Richland Airport since 1993.

The brothers broke ground on their first industrial facility on surplus Port property in Richland. Construction of the HiLine building at the Richland Airport came next.

Through the years, the brothers have continued to work with the Port to build quality facilities.

Growth in the number of people living in the Tri-Cities Research District spurred the emergence of new restaurants.

Stone Soup, owned by David and Pam Leen, moved into the Port's Manufacturing Mall on Stevens Drive in North Richland.



Stone Soup employee Tina Schleede.



Nearly 30 antique, classic and experimental planes touched down at the Richland Airport on July 14. The Port's airfield was the first stop for the 2013 Northwest Air Tour.

The annual Puget Sound Antique Aircraft Club event recreates the 1930's historic barnstorming tours that brought an appreciation of aviation history to communities across the nation.

A sampling of planes that participated in the tour includes Stearman, Fairchild, Howard, Dehavilland and several antique Stinson, Cessna and Piper aircraft. A few experimental and kit planes also flew in.

The planes were on display to the public for four hours before taking off the following day to Pendleton for the second stop of their eight-stage tour.



Two biplanes soar above the Port's Richland Airport as part of the Northwest Air Tour, organized by the Puget Sound Antique Aircraft Club.

2014



U.S. Rep. Doc Hastings (center), with Alexandria Nicole Cellars owners Jarrod and Ali Boyle, prepare to cut the ribbon for the 2005 grand opening of the winery at Port of Benton's Prosser Wine & Food Park.

U.S. Rep. Richard 'Doc' Hastings announced his retirement in February 2014. When his term ends next year, he will have served Washington residents as a member of Congress for 20 years.

Rep. Hastings played an essential role at the national level to protect and promote the local region.

Following the announcement, Port Commissioner Jane Hagarty shared, "Doc supported ongoing efforts for new water storage in the Yakima Basin. He passed a law to protect the survivor benefits for families of soldiers killed in action and worked to enact fair trade agreements that benefit Washington state."

"He continues to lead efforts to open new markets for local farmers and remains a strong defender of our dams and a proponent of nuclear power. In 2006, Doc was able to secure funding to reestablish the Science & Technology Park, now named the Tri-Cities Research District. He attended countless open houses, ribbon cuttings and groundbreaking ceremonies we hosted. It has been a privilege to work with such a dedicated public servant, and we wish Doc well in his retirement," she said.



Port of Benton recently completed renovations and moved into its new administrative building in North Richland. The facility includes 10,000 square feet of tenant space for startups or for businesses ready to expand.

In May, after remodeling the former SAIC building, the Port of Benton moved into its new administration building. Located at 3250 Port of Benton Boulevard, the updated facility provides ample meeting and office space for an efficient and productive workflow for the Port and its tenants.

Iso-Pacific Nuclear Assay Systems and BNL Technical Services occupy about 10,000 square feet of the building.



The patio between the two main structures of the Walter Clore Wine and Culinary Center will be a natural congregating area for visitors, class attendees and event guests.

On the afternoon of May 30, guests enjoyed a toast with Columbia Crest 2010 Walter Clore Private Reserve wine at the Walter Clore Wine and Culinary Center's grand opening.

Marv Kinney, the Port's Director of Special Projects, managed the construction of both the 2,400-square-foot Vineyard Pavilion, completed in 2011, and the 15,000-square-foot Walter Clore

Wine and Culinary Center, finished in February 2014. These facilities sit on 16 acres leased from the Port by the Walter Clore Center nonprofit. Funding for the \$9 million wine and agritourism facilities came from a combination of state and federal grants, Benton County, Port of Benton and private investments. Washington state awarded the Clore Center and Port a \$2 million Public Works Grant in April of 2011 to fund the design.

The center is named for wine industry pioneer Dr. Walter Clore, who worked at the Washington State University – Irrigated Agriculture Research and Extension Center near Prosser. His research is the basis for all vinifera grapes being grown in this region today. Dr. Clore's work earned him official recognition by the state legislature as the "Father of the Washington Wine Industry."



Commissioner Roy Keck applies a 12 Spirits label to a football-themed bottle of gin at the Blue Flame Spirits bottling event held at the Port's Prosser Wine & Food Park.

Blue Flame Spirits expanded their business lines this summer at the Port's Prosser Wine & Food Park by launching new brands with up-and-coming distilleries.

The company hosted a bottling event to introduce three new brands: 12 Spirits, Caliber Whiskey and Moonshine Zombie Whiskey.

Representatives from the company, Port of Benton, Hanford Area Economic Investment Committee and Benton-Franklin Council of Governments attended the event.



New hangars constructed at the Port's Richland Airport are already leased.

The Port of Benton is expanding its footprint at the Richland Airport to support demand for hangar space.

Contractors built two new taxi lanes in 2012. Seven hangars were completed this fall on five acres, with the new hangar space already leased.

Future plans entail working with the Federal Aviation Administration to expand the airport to make more land available for hangars.



That Place Pub & Eatery opened in the Port of Benton's Richland Innovation Center. The pub is located next to Ste. Michelle Wine Estates WSU Wine Science Center, making it a convenient spot for those who work in the Research District in North Richland.



Nearly two dozen balloons float through the quiet morning sky above Prosser as part of the Great Prosser Balloon Rally.

Crowds gathered before sunrise to watch 22 colorful hot air balloons lift off at the Port's Prosser Airport for the 25th annual Great Prosser Balloon Rally.

The weekend event started on September 26 and featured morning flights each day and a nightglow on Saturday evening with the inflated balloons lit up while grounded.

Each of the hot air balloons has a Federal Aviation Administration licensed pilot -- some performed a "splash and dash" maneuver where they dipped the basket's bottom into the Yakima River before ascending.



2015

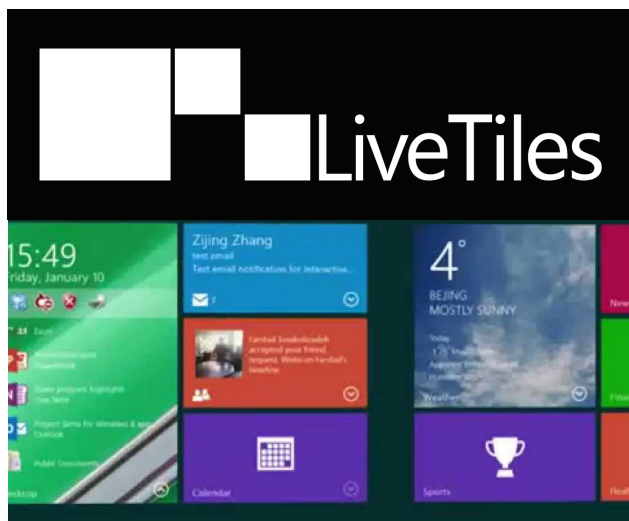


Officials sign the land transfer documents at a February ceremony. From left, City of Richland Mayor Robert Thompson, City Manager Cindy Reents, TRIDEC CEO Carl Adrian, Port of Benton Commissioner Robert Larson and Port Executive Director Scott Keller.

In February, TRIDEC completed a land transfer of 760 acres to the Port of Benton to attract private-sector investment. The property is part of 1,641 acres of former Hanford Site land TRIDEC received from the Department of Energy last fall. The property is situated just north of Horn Rapids Road and west of Stevens Drive in North Richland. The Department of Energy last returned land to the community in 1998.

TRIDEC, Port of Benton, City of Richland and Benton County worked jointly to submit the transfer request to the Department of Energy. Efforts by both Senators Cantwell and Murray and former Congressman Doc Hastings supported legislation that ensured the transfer was completed this year.

At the land transfer signing ceremony, Port Executive Director Scott Keller stated, "We thank our congressional delegation for their support and efforts. Our Port was created to facilitate such economic development efforts on behalf of our community and the region. We look forward to our continued work with our partners TRIDEC, Benton County and the City of Richland as we begin the planning and land development process for the property."



Australian-based software company Live Tiles LLC has a new location for its research and development team. The company opened in March in the south side of the Port's admin building in the Tri-Cities Research District.

After looking for offices in four other states, the company chose the Tri-Cities due to its proximity to other regions, affordability, excellent education system, partnership opportunities and talented workforce. The Research District facility offered the ideal infrastructure.

When announcing the new location, Live Tiles CEO, Karl Redenbach, shared, "Tri-Cities is such a vibrant regional area and we are looking forward to setting our R&D team up to do some incredible work over the next 12 months. Globally, this is a very exciting and important time for our business, but also on the local level we really want to get involved with the Richland community and make a positive contribution."

Live Tiles has offices in Australia, Asia, Europe and other locations in the United States.



Eucon Corporation subsidiary American Rock Products' runs an aggregate mining operation at the Port's Manufacturing Mall in Richland.

The Port of Benton negotiated the largest land sale in its history in May.

Port Commissioners approved the 128-acre sale for \$4.2 million to 3D Investments LLC, a Eucon Corporation subsidiary. The land is located west of Stevens Drive and south of Battelle Boulevard in Richland in the Port of Benton's Manufacturing Mall.

Eucon Corporation will use that land as a source of aggregate for concrete and other construction projects. Once the company fully mines the property, it will develop the site for other industrial or commercial uses.

Port Commissioner Roy Keck stated, "This is just an excellent example of land reuse as we diversify the economy and positively retain jobs within the community."

As part of the deal, Bechtel National and Tri-City Railroad will continue using the property as a storage yard for construction materials for the Vitrification Plant on the Hanford Site through their lease terms.

The land is part of a 768-acre site, formerly known as the Hanford Site's 1100 Area. The Port made a \$2.4 million investment to upgrade critical infrastructure and bring the property up to current city codes to attract light industrial and commercial businesses.

The Port's Manufacturing Mall is home to more than 300 employees working for 14 businesses, including another Eucon Corporation subsidiary, American Rock Products.



The highly anticipated Ste. Michelle Wine Estates WSU Wine Science Center opened in June. The Port donated the land for the center.

Washington State University dedicated the \$24 million Ste. Michelle Wine Estates WSU Wine Science Center on June 4.

The Wine Science Center received significant support from the public and private sectors. The Port donated 3.5 acres in its Technology & Business Campus near the Washington State University Tri-Cities campus to house the center.

The center's concept originated in 2008 when grape growers and state wine industry representatives identified the need for an advanced academic program and research center to propel the industry forward.

In addition to the Port's contribution, the City of Richland formed the Wine Science Public Development Authority to construct the facility using project funds raised by the university.

In 2011, the Washington State Wine Commission approved a \$7.4 million investment in this project. The next year the state legislature committed \$5 million for construction through the Tri-City Research District Innovation Partnership Zone. The U.S. Economic Development Administration awarded a \$2.06 million grant for equipment.

Chateau Ste. Michelle pledged \$1 million, Spokane Industries donated \$600,000 in stainless steel tanks, Zirkle Fruit gave \$100,000. There have been a significant number of other individuals who have contributed funding for the program.



Train traffic rolls over the recently repaired Columbia Park Trail Railroad Bridge in Richland.

Crews completed repairs to the Columbia Park Trail Railroad Bridge in June as part of a \$2.2 million Port project.

The wooden railroad bridge over the Yakima River was destroyed by fire in 2001. Since that time, Port Commissioners looked for the opportunity to replace the last remaining wood structure on the Port's railroad track.

During the 2012 legislative session, Diahann Howard, the Port's Director of Economic Development and Governmental Affairs, worked with Legislators to successfully secure state funding from the Washington State Department of Commerce for the project.

Due to various issues related to the design of the bridge improvements and long delivery time for rail materials, the construction didn't begin until May 2015. The contractor completed the bridge replacement portion of the project over one weekend to minimize the impact on nearby traffic and the active rail line.



Preferred Freezer Services is constructing a 455,000-square-foot facility in the Horn Rapids Business and Industrial Park in Richland.

The Washington Economic Development Association selected Port of Benton and the City of Richland for its 2014 Business Recruitment of the Year award.

The partners established a local revitalization financing program called RAISE (Revitalization Area for Industry, Science and Education). The program helped recruit Preferred Freezer, the largest cold storage facility in North America, to the city's Horn Rapids Business and Industrial Park and the Ste. Michelle Wine Estates WSU Wine Science Center to the Port's Technology & Business Campus on the Washington State University Tri-Cities campus.

The Port and City used the program to support \$11 million in infrastructure bonds to improve the Horn Rapids Business and Industrial Park and the Tri-Cities Research District, a state-designated Innovation Partnership Zone. Those improvements paved the way for the partners to recruit businesses to the area.



Ann's Best Creole & Soul Food Cafe is open for breakfast and lunch at its Richland Airport location. The restaurant is below the airfield's tower building.



Commissioners Roy Keck (left) and Robert Larson experience the thrill of vintage aircraft flights at this year's Northwest Air Tour above the Port's Richland Airport.

The Puget Sound Antique Airplane Club brought nearly 30 antique, modern and experimental planes to the Richland Airport on July 12 and 13 for its annual Northwest Air Tour.

Commissioners Roy Keck and Robert Larson soared above the airport as passengers in two of the vintage airplanes.



White Bluffs Brewing opened at the Port's Technology Enterprise Center in November 2010. Now in its fifth year, the brewery has more than 45 beer recipes on nine revolving taps.



2016



Officials turn dirt at a springtime groundbreaking ceremony for a new Savage Logistics facility. Pictured from left are Tom Savage, Salina Savage and Barbara Stone with Savage Logistics, City of Richland Mayor Pro Tem Terry Christensen, Banner Bank Vice President Teresa McCord, and Port Commissioners Robert Larson and Roy Keck.

Savage Logistics, LLC held a groundbreaking ceremony in April on five acres in the Port's Manufacturing Mall for a 37,500-square-foot corporate administration, warehousing and storage building. Crews will finish construction in November.

Savage Logistics LLC is co-owned by Salina Savage and Barbara Stone, business tenants of the Port of Benton since 2007. The company operates throughout North America and specializes in transporting radioactive and hazardous waste.

"We are genuinely excited about this growth opportunity and our ability to expand into this new facility. Thanks to the Port of Benton's support of small business development, we are able to facilitate this vision and continue to grow within this community we love and call home," stated Salina Savage, co-owner of Savage Logistics.



Accepting the 2016 Washington Public Ports Association Outstanding Job Creator Award (from left) is Commissioner Roy Keck, Executive Director Scott Keller and Director of Economic Development & Governmental Affairs Diahann Howard.

The Washington Public Ports Association announced the Port of Benton as Outstanding Job Creator of the Year at its annual spring meeting in May.

At the award presentation, Washington Public Ports Association staff highlighted the Port's efforts to support the retention and expansion of both Kurion by providing facility space and IsoRay by selling 4.2 acres of land and expanding office and laboratory facilities.

"During the past year, the Port of Benton has taken on some significant retention and expansion efforts on behalf of their regional community," said Brandi Vena, the Association's Government Relations & Legal Affairs Manager.

Port Director of Economic Development & Governmental Affairs Diahann Howard accepted the award along with Commissioner Roy Keck and Executive Director Scott Keller. Howard stated, "This is a key focus for the Port of Benton and an important target sector that contributes highly-skilled jobs and incomes to our port district. Finding ways to support, grow and recruit companies such as Kurion and IsoRay are critical to our future long-term success."



Wit Cellars owners Carolina Warwick, Flint Nelson and Gina Adams Royer at the May 7 ribbon-cutting for the winery's opening at the Port's Prosser Wine & Food Park. It was a longtime dream of the three friends to establish the winery. Wit Cellars wines include Chardonnay, Riesling, Pinot Gris, Rosé, Cabernet Sauvignon and a red blend.



Every annual Scottish Fest begins and ends with the boom of black powder and the billowing gray smoke of the infamous anvil launch.

Port of Benton's Prosser Wine & Food Park was host to the 15th annual Scottish Fest and Highland Games in June.

Activities included an anvil launch, Celtic music from the traditional sounds of the lowland pipes, guitar, fiddle, dulcimer, bodhran and stirring sounds of pipes and drums.

Attendees watched performances by Irish and Highland dancers and Highland heavy athletics competitors throughout the day.



A 35 foot high and 16 foot in diameter stainless steel test vessel arrives at the Port of Benton's High Dock before its delivery to the Atkins Engineering facility.

A tug maneuvered a barge into the Port of Benton high-dock in North Richland to deliver a 65-ton stainless steel test vessel this spring. The tank was unloaded and transported by truck to a nearby test facility. Hanford Site Vitrification plant workers will use the massive vessel to test control mechanisms to ensure nonradioactive materials mix properly.



Owner Anne Marie opened Venezia Ristorante in the Port's Technology & Business Campus in 2001. Fifteen years later, the restaurant, which serves lunch and dinner, is a long-standing favorite among locals and professionals working in the Research District.



Crow Butte Park is a 275-acre park located on Crow Butte Island, along the Columbia River off of Highway 14 in Paterson.

The Recreation and Conservation Office awarded Port of Benton a \$167,000 grant for a new ADA friendly playground at Crow Butte Park. Those funds, plus \$182,047 from the Port, financed the project. Contractors completed the playground in 2016.

The Port also completed extensive renovations throughout Crow Butte Park, including updating the restrooms, marina and boat launch areas and upgrading the electrical service to 50 amp for the RV campground sites.



A new playground in the day-use area of Crow Butte Park is now open.



The new Chukar Cherries' tasting room opened in September in the Port of Benton's Wine & Food Park in Prosser. The tasting room is open seasonally on weekends.



2017



An artist's rendering of the planned development building the Port intends for Vintner's Village in Prosser.

Early this year, Port of Benton announced plans to construct a \$2 million development building at its Vintner's Village in Prosser. The Port expects to begin construction in mid-May.

Each of the building's three bays will feature 500 square feet of office/retail space and another 2,000 square feet for manufacturing and storage.

The Port's popular Vintner's Village is home to several wineries, such as Martinez & Martinez Winery, Willow Crest Winery, Thurston Wolfe Winery and Airfield Estates Winery, as well as Yellow Rose Nursery.



Vintner's Village Phase II offers space for additional wineries, restaurants, specialty food retail stores or any business that complements the wine industry.



Savannah River National Laboratory Director Terry Michalske (right), and Department of Energy Savannah River Laboratory Office Director Tony Polk welcome attendees during a community open house for the laboratory's new office in the Port's Business Park in Richland.

Savannah River National Laboratory officials held an open house in February for the laboratory's new office in the Port of Benton 3100 Building located within the Technology & Business Campus. Among those in attendance from the Tri-Cities community were representatives from TRIDEC, WSU Tri-Cities and Port of Benton.

Savannah River National Laboratory is a DOE Office of Environmental Management's national laboratory, focused on applying its science, chemical and engineering capabilities to the nation's Cold War cleanup efforts. The national laboratory is partnering with the U.S. Department of Energy, Pacific Northwest National Laboratory, other national laboratories and local contractors to address the Hanford Site's complicated cleanup and remediation.



Port of Benton Commissioners Jane Hagarty, Roy Keck and Robert Larson presented Tom Cowan (holding sign) with a commemorative street to recognize a North Richland street named in his honor. As of 2017, Cowan Moore Law Firm has provided legal services to the Port for 44 years.



Commissioner Robert Larson speaks to attendees at the Manhattan Project National Historical Park Interim Visitor Center's dedication ceremony.

On July 25, the Port of Benton joined the National Park Service and U.S. Department of Energy to dedicate Hanford's newly-renovated Manhattan Project National Historical Park Interim Visitor Center at the Technology Enterprise Center in Richland.

The visitor center serves as the gateway for tours of the National Park at Hanford, including the B Reactor National Historic Landmark and four turn-of-the-century buildings that tell the story about the pre-war Hanford and White Bluffs communities.

The interim visitor center is located in space owned by the Port and leased by the Department of Energy through its contract with Mission Support Alliance LLC.

Over the last year, the Port made significant improvements to the building to benefit park visitors, including new lighting, flooring, paint and landscaping. The Port also remodeled the building's interior to create office spaces, gift shop space and a combination research library – meeting room for tour docents and park partners.

"It's been a great partnership with the Port of Benton," stated Colleen French, Department of Energy Manhattan Project National Historical Park Program Manager.



Federal and local officials prepare to dedicate the Manhattan Project National Historical Park Interim Visitor Center. From left, Kris Kirby, National Park Service; Mayor Brent Gerry, West Richland; Commissioner Robert Larson, Port of Benton; Scott Keller, Port of Benton; Diahann Howard, Port of Benton and Colleen French, Department of Energy.



Hittman Transport Services, Inc. is a leading U.S. transporter and recently opened a new location in the Port's Richland Innovation Center.

Hittman Transport Services, Inc, a subsidiary of Energy Solutions, opened its new Northwest Terminal at the Richland Innovation Center in October.

Hittman is a leading transporter and has supported the nuclear industry since 1977 throughout the U.S. and Canada. The company headquarters are in Oak Ridge, Tennessee, with offices across the U.S. in Barnwell, South Carolina, Clive, Utah and now Richland.



The Port recently constructed 12 more boat slips at its Crow Butte Park in Paterson.

The Port hosted a community barbecue on August 5 to celebrate the 10th anniversary of its operation of Crow Butte Park.

During the event in Paterson, Armand Minthorn of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) dedicated Crow Butte Park and prayed for the Port's continued commitment to the park and community. During the dedication, he mentioned the park's significance to the CTUIR, the area and its rich history and the importance of the community.

Crow Butte Park has become an increasingly popular destination for camping, boating, fishing and gatherings in the park's day-use area. With the support of Washington Recreation and Conservation Office grants, the Port of Benton continues to improve Crow Butte. This spring, the Port constructed 12 new boat slips, added a fish cleaning station and installed another ADA access point to the marina.



Community members and Port representatives at a celebratory barbecue at Crow Butte Park to recognize the 10th anniversary of the Port operating of the park.



The Port of Benton recently completed infrastructure improvements at its Richland Airport to expand capacity and rehabilitate the pavement on runways, taxi lanes and aprons.

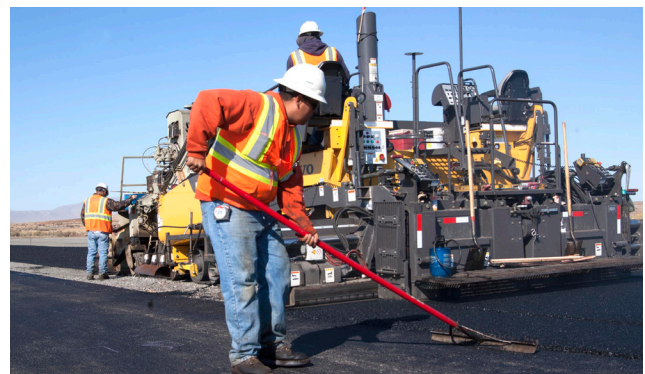
The Port invested approximately \$2.7 million in Richland Airport infrastructure improvement projects with the help of a Federal Aviation Administration (FAA) Airport Improvement Program 90% grant. The FAA grant covered the remainder of the total project costs.

The projects consisted of pavement rehabilitation and construction of hangar taxi lanes and aprons.

Crews repaired the pavement on both runways, taxiways A, B, C and D and east hangar taxi lanes, aprons, and around the fixed base operator facility.

For the taxi lanes and aprons project, workers created approximately 20,000 square yards of new hangar taxi lanes and aprons and relocated utilities and installed new underground power, water, sanitary sewer and telephone utilities.

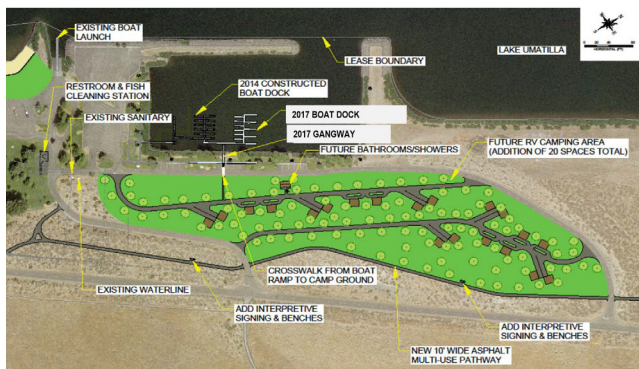
The Port's Richland Airport serves regional business aviation customers and supports about 185 based aircraft. The airfield is home to Sundance Aviation, Ann's Best Creole, Soul Food Cafe and Life Flight Network, an air ambulance for residents who require critical medical transportation.



2018



**This year marked the
60th anniversary of the
establishment of
Port of Benton!**



A conceptual site plan shows the additional campground spaces the Port is exploring as part of a future Crow Butte Park expansion project.

The Recreation and Conservation Office Boater's Facilities Program awarded a \$210,000 planning grant to the Port after the Legislature's recent capital budget approval.

The Port will contribute \$75,000 to the project and use the combined funds to complete environmental and cultural resources reviews, engineering, design and permitting for a future campground expansion anticipated to add 20 or more campsites overlooking the Crow Butte Park marina.

Each site would feature extra room for boat trailer parking and full hookups for water, sewer, and power up to 50 amps. The new campground area would also have restrooms, picnic areas, pathways and full ADA accessibility.

The Port is continuing its planning process and will explore opportunities to finance this project in the future.



Secretary of Defense General James Mattis (left) presented Dr. Lewis Zirkle (right), President and Founder of SIGN Fracture Care International, with the Department of Defense Medal of Distinguished Public Service Award at a ceremony in Richland on February 26. This medal is the highest honorary award given by the Secretary of Defense to a private citizen, non-career federal employee, politician or foreign national. SIGN is a longtime Port tenant. Congratulations, Dr. Zirkle, for this well-deserved honor in recognition of your distinguished public service!



Prosser Mayor Randy Taylor (second from left) presented Port of Benton Commissioners Jane Hagarty, Roy Keck and Robert Larson with an award of appreciation for the Port and City's 60-year partnership.

City of Prosser officials presented the Port of Benton with an award of appreciation in March for 60 years as a valued transportation and economic development partner in Prosser and the rest of the Port's district in Benton County.



Port of Benton's John Haakenson accepts the 2018 Project of the Year Award at the Washington Airport Management Association's annual meeting in Stevenson, Washington. The Association selected the Port for the award because of two major improvement projects at the Richland Airport.

During its annual meeting in May, the Washington Airport Management Association selected the Port of Benton as the recipient of its Project of the Year Award.

The Association chose the Port as the 2018 honoree for two significant improvement projects at the Richland Airport: the Circle Area Hangar Taxi Lanes Project and the Pavement Rehabilitation Project.



The first local Subway® Fresh Forward is open in Benton City in the Port of Benton development building on 9th Street. Local entrepreneurs Jeramy and Caitlin Schultz opened the store in August.





Vintage planes and classic cars are on display at the Wings & Wheels annual event at the Port's Richland Airport.

Nearly 3,500 people attended the third annual Wings & Wheels event on August 17 at the Port of Benton's Richland Airport.

The free event featured 90 vintage planes, including experimental, warbirds and antique aircraft.

A dozen motorcycles and more than 100 vehicles from hot rods, classics and muscle cars to military vehicles were also on display.



The Port's new development building at Vintner's Village in Prosser offers leasable space for wineries and vintner retailers.

Port of Benton completed a 9,000-square-foot development building in September at its Vintner's Village in Prosser. The building consists of three separate 3,000-square-foot bays available for lease to attract small business startups and jumpstart the second phase of the winery and retail business park.

The Prosser Economic Development Association, an economic development partner, will occupy approximately 1,000 square feet of office space next to the three bays.

Vintner's Village is currently home to 12 wineries and the Winemaker's Loft, an incubator facility that houses four wineries and tasting rooms.



Twelve wineries have tasting rooms in the Winemaker's Loft at Vintner's Village in Prosser.



Chukar Cherries' moved into its new production space at the Port's Prosser Airport Business Park on Wine Country Road in October - doubling its production facility's size.

The Port of Benton finished building a \$1.8 million, 12,000-square-foot production facility in October to support a product line expansion for the Chukar Cherry Company. The building is located in the Port's Prosser Airport Business Park on Wine Country Road.

The Port of Benton has been a longtime partner of Chukar Cherries since the business began in 1988. Today, Chukar Cherries is a major regional employer with global reach.

The company produces agricultural food and gift products such as dried cherries, chocolate confections and cherry sauces from locally grown cherries and berries.

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."



2019



SIGN Fracture Care International purchased a development building from the Port of Benton to expand its operations.

On its 20th anniversary this spring, the humanitarian organization SIGN Fracture Care International purchased the Port's 38,000-square-foot development building at 451 Hills Street in Richland.

"We are honored to have been a tenant of the Port," said Jeanne Dillner, SIGN CEO. "They have been an excellent partner and supporter of SIGN since our inception in 1999. As we move into our next 20 years, we look ahead to designing new products, adding more educational opportunities for the surgeons in developing countries, and providing thousands more patients the ability to heal from disabling fractures and bone deformities caused by road traffic and other accidents. Buying the building from the Port affords us the flexibility to expand our design and manufacturing capacity at a rate that lines up with the needs of the patients we serve."



The Port of Benton sold two 40,000 square-foot commercial buildings and 7.52 acres of land in March to Croskrey Brothers, LLC. Westinghouse Hanford built the structures, and Port of Benton purchased them two years ago.

The two buildings' redevelopment is the first phase of a five-year plan to improve the existing property and bring new development to the area. The two buildings will undergo an exterior facelift including, new landscaping and resurfacing of the parking areas, as well as redesigning the interiors of the premises to meet unique tenant needs. Iso-Pacific moved into the south building along with Excelsior Design Company.



Scott D. Keller, PPM®

Port of Benton Executive Director Scott D. Keller retired in June.

Scott served as the Port's Executive Director since June 1, 2002.

Scott began work at the Port of Benton in 1989 as the Airport Director and Assistant Executive Director.

In these roles, he improved and grew the Richland and Prosser Airports and was instrumental in bringing in annual events to each airfield.

During his time as Executive Director, several new projects were realized, including Vintner's Village, Crow Butte Park and the Walter Clore Wine and Culinary Center.



The Walter Clore Wine and Culinary Center in Prosser is in its fifth year of operation. The center is home to the Legends of Washington Wine Hall of Fame and features displays, classes, a tasting room and more than 6,000 square feet of event space for private parties, weddings, and corporate meetings.

The Walter Clore Wine and Culinary Center celebrated its fifth anniversary in May.

The Clore Center is the only destination in Washington where guests can taste wines from each of the state's unique growing regions.

Visitors also learn about the history of wine and agriculture through interactive displays and enhance their knowledge and enjoyment of Washington wine through wine and culinary classes.

WALTER CLORE

Wine and Culinary Center

Dr. Walter Clore began his research in Prosser because of its distinction as the location of the largest irrigated agricultural research center in the United States.



"The Clore Center owes a great deal to the Port of Benton. As the only nonprofit with a mission to celebrate and showcase Washington wine, we are thrilled that they saw our vision and jumped on board. They've been wonderful partners to us and to agritourism in the region," said Abbey Cameron, executive director.

Prosser Economic Development Association Executive Director, Deb Heintz, recognized the Port of Benton as its Contributor of the Year during the Association's spring meeting in April.

The award recognizes the Port's valuable contributions in support of economic development in Prosser.



Port Commissioners Roy Keck and Jane Hagarty hold the 2019 Contributor of the Year award presented to the Port by the Prosser Economic Development Association.



Port of Benton's Board of Commissioners announced Diahann Howard as the Port's new executive director on December 17. Howard had served as interim executive director since June 2019.

Howard previously served as the Port's director of economic development and governmental affairs. Before joining the Port, she was the economic development manager at the City of Richland.



*Diahann Howard,
PPM®*

"I am humbled and honored by this opportunity to serve the port and its stakeholders in this new role," said Howard, following the announcement. "I'm excited about the future and to continue working with the port team on our important mission of advancing beneficial economic development projects for the region and on the effective and efficient management of our assets on behalf of the taxpayers and customers we serve."



Veolia Nuclear Solutions is centralizing its research and development and testing activities at a Port of Benton facility in the Richland Business Park along Stevens Drive.

Veolia Nuclear Solutions, part of the Veolia Group, is a world-class leader in nuclear facility cleanup and radioactive waste treatment. The company recently consolidated all of its capabilities and know-how inside a Port of Benton facility with sufficient capacity and utilities in place.

The 20,000-square-foot building is in the Richland Business Park and will support Veolia Nuclear Solutions' efforts to create the next generation of game-changing technologies for the nuclear industry.

At the time, Marc Rood, Vice President of Veolia Nuclear Solutions, shared, "We are happy to team with the Port of Benton in helping us accomplish our goals both locally and globally."



2020



Port employee Robert Jackson repairing irrigation lines at Crow Butte Park.

The COVID-19 pandemic forced closures around the nation, including in Benton County.

The Port closed Crow Butte Park campground for the entire 2020 season under state orders. The marina was allowed to remain open.

Following safety and health guidelines, the Port team took advantage of the closure and upgraded the irrigation and sewer systems, repaired the caretaker's house and trimmed overgrown trees and shrubs. The upgrades totaled \$115,000.



Mission Support Alliance technicians test an augmented reality technology at Port's USS Triton Sail. The sail's unique deep-sea-ready construction provides the ideal environment for the test.

Mission Support Alliance's Electrical Utilities team utilized the Port's USS Triton Sail this fall to assess Microsoft's augmented reality technology, called HoloLens, in preparation for complicated corrective maintenance that its technicians needed to conduct on a substation transformer.

The USS Triton Sail is a section of a United States Navy radar picket nuclear submarine constructed of reinforced steel meant to withstand depths of 700' while operating and up to a 1,050' crush depth. The thick walls and lack of open or partially operable apertures mimics an environment – even in a decommissioned partial state – of the transformer's interior that Mission Support Alliance's Electrical Utilities were required to test and document.

While an unusual collaboration, the Port's proximity to area businesses and industry provided the opportunity for the Port and the Tri-Cities Research District to support this project.





PORT OF  BENTON



Port of Benton Commissioners adopted the 2020 – 2030 Strategic Plan at their November 17 meeting.

The Port developed this planning and guidance document following sessions with Commissioners, staff, economic development and community partners, interviews with private industry and public input.

The new plan will hold the Port accountable while “keeping us innovative, ambitious, focused on safety, effectiveness and resilience, along with sound governance.”

Port Commission Message

The year 2020 provided unexpected challenges for the Port when COVID-19 entered Washington state in March. The Port, like families, businesses and governments everywhere, adapted. By year's end, the Port's functions passed the unprecedented stress test and are stronger for the future. The Port implemented new processes, invested in technology and software, launched a new website and expanded virtual and digital communications. These advances and improvements allow us to quickly communicate with our stakeholders and conduct our essential work seamlessly in the office or remotely more.

We are also making investments to support economic development within the Port district. These investments are visible in the Chukar Cherry Company's growth and new tenants in the Port's development building in Prosser, including two wineries, a barbeque restaurant and office space for our community partner, Prosser Economic Development Association. Port development buildings are helping spur activity in downtown Benton City.

More than 2,000 acres in North Richland continue to transform following an initial \$11.9 million Local Revitalization Fund investment from the Port and City of Richland in 2009. The money paid for infrastructure work, including broadband, roads and utilities. These North Richland property improvements have resulted in \$494 million in new facilities and private investments to date,



such as the Ste. Michelle Wine Estates WSU Wine Science Center, Preferred Freezer, Lamb Weston plant expansion and Packaging Corporation of America.

To build on the momentum in North Richland, the City and Port are exploring a Local Revitalization Fund investment in the adjacent 1,300 acres. Parcels on that property would potentially be available beginning in 2021.

The Port Commission and staff actively engage in and support key community initiatives such as MyTRI 2030, the Manhattan Project National Historical Park and Mid-Columbia Energy Initiative.

We are excited about the future! We will continue to serve our district by providing opportunities for companies large and small as we build a more diverse economy alongside our economic development partners, including the City of Richland, Benton City, Prosser, Benton County and surrounding communities.



Port Commissioners

Roland C. Lindburg: December 22, 1958 to December 12, 1973

John R. Hills: December 22, 1958 to December 12, 1973

M. Harold Kinney: December 22, 1958 to November 19, 1973

Jackson C. Richardson: January 9, 1974 to December 31, 1993

Albert L. Raap: January 9, 1974 to November 12, 1991

Eugene R. Bernard: January 9, 1974 to January 14, 1976

Richard A. Mann: January 14, 1976 to July 22, 1981

Harold B. Lindberg: November 11, 1981 to December 31, 2007

Max E. Benitz Jr.: November 12, 1991 to December 31, 1994

Robert D. Larson: January 1, 1994 to Present

Kenneth R. Elliot: January 16, 1995 to December 31, 1995

Jane F. Hagarty: January 1, 1996 to Present

Roy D. Keck: January 1, 2008 to Present

Port Managers

Cecil Albee: April 27, 1961 to January 10, 1964

Phil George: February 12, 1964 to September 30, 1977

Douglas Edison: October 1, 1977 to March 31, 1982

Jay Holman: April 1, 1982 to May 31, 1992

Ben Bennett: August 1, 1992 to May 31, 2002

Scott D. Keller, PPM: June 1, 2002 to June 1, 2019

Diahann Howard, PPM: December 1, 2019 to Present





PORT OF
BENTON

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