

VISION

P O R T O F K E N N E W I C K

The revitalization of Clover Island took a giant leap forward in late May when the first dock of the reconstructed Clover Island Marina opened to boaters.

The New Clover Island Marina Open for Business

The new dock is the first of three which, when complete, will provide 150 slips ranging from 30 to 60 feet. The second dock is expected to be finished near Labor Day and the third dock by November 1, six months earlier than initially estimated.

The state-of-the-art docks include 30-amp power pedestals with potable water at each slip, dock boxes, overhead fire sprinklers (the first marina in the state of Washington to build-in this type of system), ramps which are Americans with Disabilities Act compliant and locking gates at the top of each dock for added security. Most of the moorage will be covered.

“The feedback we have already received from boaters has been overwhelmingly positive. The boaters like the new amenities with the first dock. It is so stable it seems like ‘floating land,’” said Larry Peterson, the Port’s Director of Planning and Development.

“The new marina is a first-class facility. It feels like something you would find in larger waterfront communities. As our region continues to capitalize on the assets of the rivers, this marina fits right in with that emphasis,” he said. The project replaces four moorage floats that were a part of the former Metz Marina. Once the new docks are complete, the remaining old docks will be removed.

The \$8.6 million renovation of the marina is a key element of the Master Plan for Clover Island. Other work already completed on the island includes upgrading of infrastructure and the two-story office building adjacent to the marina which is now the home of the Port offices and the soon-to-open Ice Harbor Brewing Company gastro pub.

See related story regarding the new guest dock at the marina on page four.



It Is Our Mission...

... to provide and support sound economic growth opportunities that create jobs and/or improve the quality of life of the port district citizens. To carry out that mission the Port may:

- Acquire, sell, lease, and develop real estate.
- Provide multi-modal transportation infrastructure such as roads, rail, airport, and navigation improvements.
- Foster the development of tourism and public recreational facilities.
- Partner with other private and public interests to enhance economic development potential as deemed appropriate by the Commissioners.

Please Join Us

Port of Kennewick public commission meetings are held the second and fourth Tuesday of each month. The meetings begin at 2:30 p.m. in the Commission Chambers at the Port of Kennewick offices, 350 Clover Island, Suite 200, Kennewick, unless otherwise posted in the Tri-City Herald or Port of Kennewick website, www.portofkennewick.org. We would love to have you attend!



Pacific Rim Wine Estates Under Construction

If the plans of renowned California winemaker Randall Grahm come to fruition, his newest winery in West Richland could become the largest winery in the U.S. dedicated solely to producing Riesling wines.

In February, Grahm's Pacific Rim Wine Company broke ground on a \$5.7 million, 30,000-square-foot winery on 12 acres at the Port's industrial park in West Richland. Construction should be complete in time for this year's grape crush in the fall.

"According to wine expert Andy Perdue, this is a watershed event for our community and even for Washington wines in general. Grahm is recognized for knowing his wines and grapes. Where he goes, many other wineries will certainly follow. The sheer fact that he chose the Tri-Cities as the site for this winery is very significant for this community," said Tim Arntzen, Executive Director of the Port of Kennewick. "Grahm has used grapes from our region for his wines for a number of years and recently his company decided it was better to have their production closer to

where the grapes are grown, rather than trucking the juice to California."

Initial plans call for the production of 20,000 cases of wine, but the goal is to produce 300,000 cases. "They plan to dominate the Riesling market," said Arntzen.

Grahm is collaborating on the project with Mid-Columbia area brothers Andy and Bill den Hoed who own vineyards near Prosser and Finley. The den Hoeds will grow the grapes and produce the wine, while Pacific Rim officials will market the wines and provide the general manager and winemaking team. No tasting room is planned for the winery.

The site the Port leased includes space for three wineries. "We leased 12 acres to Red Mountain Wine Estates, LLC with the intent of bringing three wineries to the site in seven years," said Arntzen.

The Port has an additional three acres at the site which Arntzen said are ideal for a small local winery. For more information regarding this site, call the Port of Kennewick office at (509) 586-1186.

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The right geographical location combined with access to major transportation routes convinced San Juan Pools — the nation's largest and oldest fiberglass pool manufacturer — to expand at a site at the Port's Oak Street Industrial Park in Kennewick.

The Florida-based company initially purchased just over six acres for a new distribution center. It will service 80-plus dealers in nine western states and three western provinces of Canada. The company is also purchasing an additional 16 acres where it will manufacture pools once permitting is complete. This process could take up to two years.

San Juan Pools estimates that once the manufacturing portion of the project is operating, the site could be the home to up to 100 well-paying new jobs with benefits.

The company started in Seattle in 1958. It currently has manufacturing plants in Arizona, Florida and Indiana. Besides Kennewick, a new manufacturing plant is planned in Toronto, Canada.

Creating a Big Splash!

Welcome San Juan Pools



San Juan Pools will first add a distribution center and eventually a manufacturing plant at a Port of Kennewick site.

Spaulding Business Park Developing Rapidly

Medical Office Complex Under Construction

The first of three medical office buildings is well on its way toward completion in the Spaulding Business Park at the Richland Y.

The first building is slated to be finished in August. The second building is scheduled for completion in late fall. The third building will be finished in the spring of 2008.

Each building will be 9,500 square feet. When the three-building complex is complete, the site will be the home of 75 to 90 medical jobs, including four to six doctors in each building. The site is being developed by Kishore Varada whose Columbia River Family Care practice will be located in the first building.



The first of three new medical office buildings.

"We are very pleased with the addition of this medical complex to the business park. Medical and professional buildings have a high employee density and the jobs pay well. This complex complements the direction that this area is going; it is consistent with the other development at Spaulding Business Park," said Larry Peterson, the Port's Director of Planning and Development.

The Arc will have A New Home

Port of Kennewick recently approved the sale of 2.5 acres at Spaulding Business Park in the Richland Y to The Arc of Tri-Cities. The agency annually serves 1,350 individuals with developmental disabilities and their families.

The Arc plans a 13,500 square-foot, single-story building in the business park at an estimated cost of \$3 million.

"The sale of land to The Arc was guided by the Commissioners' desire to improve the quality of life in the Tri-Cities," said Dan Cryer, the Port's Director of Operations.

Docking for the Day or Night

At the Clover Island Marina

A new guest dock for boaters wishing to stop for a few hours, the day or even overnight is now open at Clover Island Marina.

The new dock can accommodate up to 12 boats. It's one of the few docks of its kind in the Tri-Cities.

"This dock allows people to tie-up their boats if they want to walk around the island, stop for a meal at Ice Harbor Brewing Company, The Clover Island Inn, Cedars Pier 1 — or even stay overnight. We hope it will provide moorage for both local boaters and out-of-town guests," said David Hanson, Port Commissioner. "In the past, many out-of-town boaters did not have a place to keep their boats overnight. We can attract boaters from throughout the region who want to enjoy the rivers and at the same time pump dollars into the local economy," he said.

The dock offers boaters a holding tank pump-out facility along with water and fuel, electrical hookups, restrooms and soon-to-open showers.

There are more than 10,000 registered boaters in our area with at least a 10 percent growth every year in recent years.

The new guest dock was made possible in part by a \$144,339 grant from the Interagency Committee for Outdoor Recreation.

There is no charge for day use of the dock by boaters. Those wishing to moor overnight must make reservations. A small fee applies for overnight moorage. For information call (509) 585-4684.



Eleven Consecutive Years

No Audit Findings

For the 11th consecutive year the annual audit, conducted by the Washington State Auditor's Office, reported no "findings" in its annual review of Port of Kennewick financial, accountability and legal compliance.

In a letter from State Auditor Brian Sonntag to Port Commission President David Hanson, Sonntag wrote that "the accomplishment shows the Port's dedication to sound financial operations and timely financial reporting...The Port has taken positive steps to protect public dollars by assessing risks related to waste, misappropriation and abuse, and taking actions to ensure such instances are prevented or detected in a timely manner."

Very few government agencies achieve such an accomplishment. Port officials and staff are proud of this achievement.



Developing assets to create sustainable family wage jobs, user friendly transportation systems, and quality of life enhancements for visitors and residents of the Port of Kennewick.



PORTofKENNEWICK

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Open for Business!