



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

MONDAY, OCTOBER 25, 2021 – 4:00 P.M.

VIA ZOOM

CALL TO ORDER

Chairman Bricker called the meeting to order at 4:00 pm.

ATTENDANCE

Chairman Bricker, Committee Members Hughes, Knight, Newman, Spencer, and Holmberg. Committee member Richardson requested to be excused.

Also present were Director Jensen, Planner Arrasmith, Marketing Specialist Wallner and Administrative Assistant II Follett.

APPROVAL OF AGENDA

Chairman Bricker presented the agenda for approval. There were no changes or additions.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER HUGHES SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 5-0. COMMITTEE MEMBER HOLMBERG WAS NOT PRESENT FOR THE VOTE.

APPROVAL OF MINUTES

Chairman Bricker introduced the meeting minutes from August 23, 2021. There were no changes or discussion.

COMMITTEE MEMBER HUGHES MOVED AND COMMITTEE MEMBER NEWMAN SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF AUGUST 23, 2021. MOTION PASSED 5-0. COMMITTEE MEMBER HOLMBERG WAS NOT PRESENT FOR THE VOTE.

PUBLIC COMMENTS

Chairman Bricker opened the public comment period at 4:03 p.m. Having no one request time to address the committee, Chairman Bricker closed the public comment period at 4:03 p.m.

PRESENTATIONS

1. Port of Benton Partnership Update

Chairman Bricker recognized Ms. Wallner. Ms. Wallner introduced Diahann Howard, Executive Director of the Port of Benton and Miles Thomas, Director of Economic Development & Government Affairs. Ms. Howard and Mr. Thomas presented a Power Point

presentation highlighting key partnership accomplishments and opportunities. At the conclusion of the presentation, Ms. Howard and Mr. Thomas answered questions. Chairman Bricker thanked both for the update.

ITEMS OF BUSINESS

1. Richland Players – Purchase and Sale Agreement

Chairman Bricker recognized Mr. Arrasmith to give the staff report. Mr. Arrasmith outlined the proposal and noted the reason for the surplus and sale of this portion of 606 Jadwin Avenue was due to a storage shed encroachment onto city property. At the conclusion of Mr. Arrasmith's presentation, there were no questions or discussion.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE THE PURCHASE AND SALE AGREEMENT WITH THE RICHLAND PLAYERS. MOTION PASSED 6-0.

ANNOUNCEMENTS

None

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:28 p.m.

Prepared by: *Lynne Follett*
Lynne Follett, Administrative Assistant II

Reviewed by: *Kerwin Jensen*
Kerwin Jensen, Development Services Director

Approved by: *Brad Bricker*
Brad Bricker, Chairman



Port of Benton





Commission



Jane Hagarty
Commission President



Bob Larson
Commission Vice President



Roy Keck
Commission Secretary



Leadership Staff



Diahann Howard, PPM®
Executive Director



David Billetdeaux
Port Counsel



Danielle Connor, CPA
Director of Finance/Auditor



Miles Thomas
Director of Economic Development &



Teresa Hancock
Director of Real Estate



Ron Branine
Director of Facilities & Operations





Facilities

1. Technology & Business Campus
2. Richland Innovation Center
3. Richland Business Park
4. North Horn Rapids
5. Transload Facility
6. Tri-Cities Enterprise Center
7. Richland Airport
8. Benton City
9. Prosser Wine & Food Park
10. Walter Clore Wine and Culinary Center
11. Vintners Village
12. Prosser Airport
13. Crow Butte Park





PORT OF BENTON

Richland Innovation Center

- 2,756 Acres
- 50 Buildings
- 500,000+ Sq. Ft. of Space
- 2 General Aviation Airports
- 15-mile Rail Line
- 2 Barge Facilities
- 13 Property Sites
- 122 Companies
- 3,290 Jobs

Assets





Region

Why Port of Benton?



Unequaled Location

Our communities are centrally located between Seattle, Spokane, Portland and Boise, providing easy access to major U.S. markets.



Strong Economy

The Tri-Cities is the third-largest metro area in the state with major economic drivers, including agriculture, value-added ag, clean energy, science, technology, research, advanced manufacturing and tourism.



Skilled Workforce

The Tri-Cities has the second-highest percentage of technology jobs per 1,000 in the state and is home to more than 1,500 PhDs and 7,000 engineers and scientists.



Reliable, Low-Cost Energy

In Washington, industrial energy rates are 38.1% lower than the U.S. average.

U.S. Energy Information Administration



Clean Energy Mix

Nearly 75% of the state's power comes from clean, renewable energy sources.

Washington State Department of Commerce



Stellar Education Systems

The Tri-Cities boasts leading K-12, STEM, and vocational high schools and world-class higher education institutions.



Unparalleled Transportation Infrastructure

The local transportation infrastructure delivers ideal distribution and delivery options.



Air

The Port owns two general aviation airports, the Richland Airport and Prosser Airport. A commercial airport, the Tri-Cities Airport, also serves the community.



Roads

Communities in the Port District are served by highways, state routes and interstates connecting markets to the Pacific Northwest.



Rail

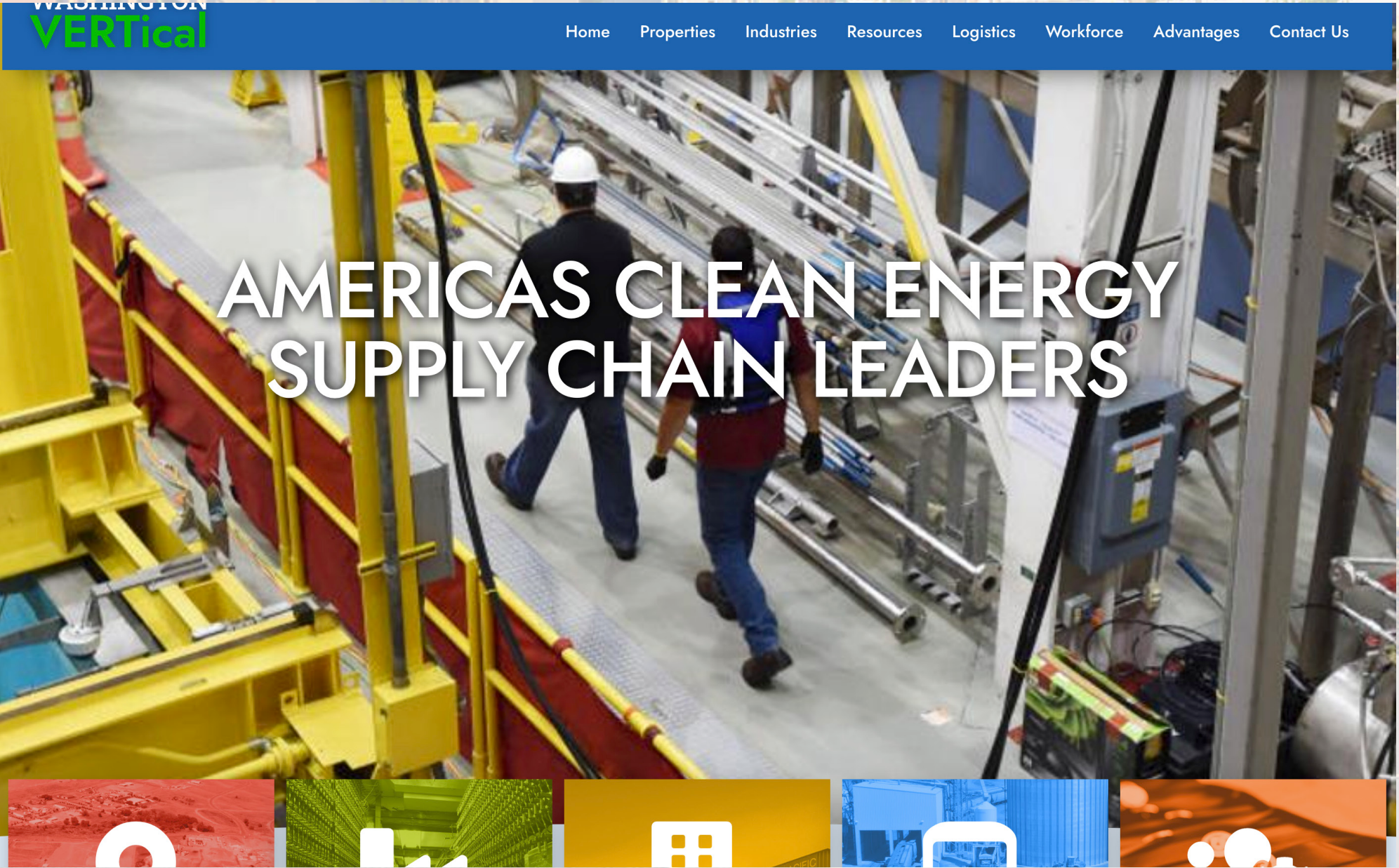
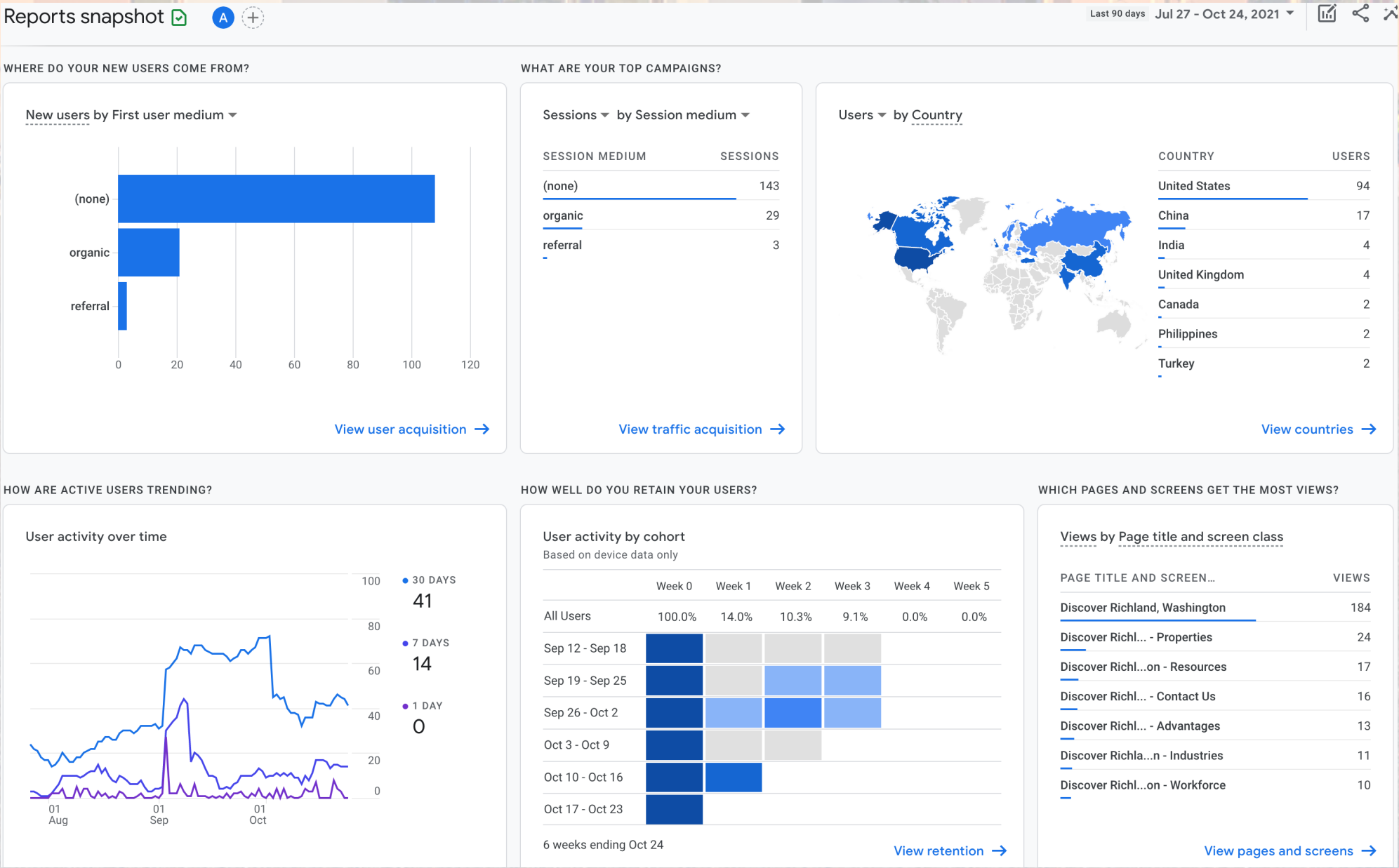
The Port owns 16-miles of mainline track served by two Class I railroads.



Marketing Partnership



- Common marketing of facilities and opportunities throughout Richland
- Real time and historical analytics of user engagement
- Larger ad mediums provide data that allow us to dial in
- Largest segment is Central Oregon and Los Angeles Metro





Tri-Cities Research District

509-375-0360 info@tricitiesresearchdis

TRI-CITIES
RESEARCH DISTRICT
WASHINGTON

HOME PARTNERS CONNECT NEWS CA

ENGAGE, CONNECT, ACCELERATE AND EXPAND

What's Next,
Starts Here

The Tri-Cities Research District is an inland Washington ecosystem of advanced technology, manufacturing, and clean energy.

ABOUT US

- Collective marketing of North Richland High-Tech and Manufacturing capability
- Focused recruitment
- Clearing house for North Richland ecosystem of partners

INTERACTIVE BUSINESS DIRECTORY

Tri-Cities Research District

The Tri-Cities Research District is home to many companies and industries that integral to the growth of both our local and national community. Use our interactive map below to explore!

Your Career Starts Here

Check out these resources to find careers in your industry.

AWB INSTITUTE

Washington Workforce Portal

Pacific Northwest
NATIONAL LABORATORY

PNNL Careers

WASHINGTON STATE
UNIVERSITY
TRI-CITIES

WSU Tri-Cities
Careers

ENERGY
NORTHWEST

icFUTURES



1,641 Land Planning

- Focus on advanced manufacturing and high value industrial
- \$4M sewer extension cost to ready land
- Currently in negotiations to lease a portion of northernmost Port properties
- Baseload power a significant concern





Washington VERTical Strategic Framework

VERT = “green” in French

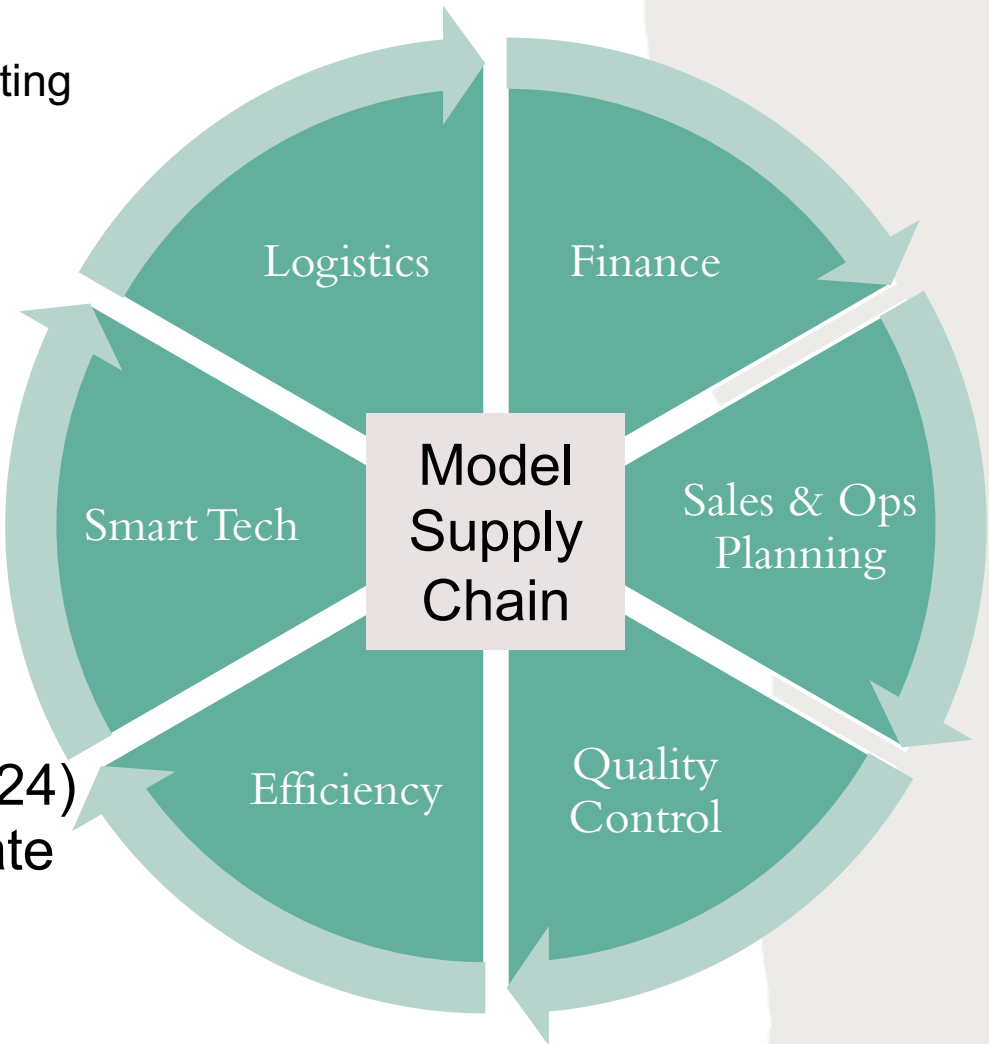
Overview

Vision: Develop a new global supply chain to accelerate the development of emerging clean energy technologies; implement the Washington Clean Energy Transformation Act and federal sustainability goals through a model supply chain framework leveraging secure domestic exportable production.

Mission: Accelerate decarbonization, drive innovation and grow businesses through first-of-a-kind solutions.

Clean Energy Transformation Act Timeline

- **2025** Utility removal of coal energy generation
- **2030** Standard greenhouse gas neutral
- **2045** Utilities 100% renewable or non-emitting



VERTical 2030

- Deploy world-class supply chain model built by Washington

VERTical 2025

- Small modular reactor construction (start 2024)
- Leverage membership expansion across state
- 21st century workforce

VERTical 2022

- Data/supplier portal
- Communications and collaboration
- Policy, regulation, finance and recruitment
- Marketing analysis domestic and international

2021 Q4

- Formation of supply chain
- Best practices, standards, and certifications
- Supply chain gap analysis
- Supplier forum



Rail Planning



- Port investing in crossings and improvements to track ratings
- Carrying capacity significantly higher than trucks
- State repeatedly increasing fees and taxes for carbon emissions
- Offers competitive pricing
- Rail engines 4x's more fuel efficient than trucks, and can carry more tonnage per trip