

**Articles:**

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- Sew Me Pretty
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- 7-Gables House



## Zero Gravity



*Rob Huntington is getting ready to install a GE engine in a Viperjet kit plane.*

An aircraft assembly company called Zero Gravity Builders Studio, LLC has moved into a recently renovated building space at the Richland Airport. The 14,000 square foot building has been insulated and climate controlled and has a new 16' X 60' hydraulic door with access to the runways.

This new studio was designed to provide hands-on-help with high-performance experimental aircraft. They offer builder assistance services to owners of experimental kit aircraft at any point of construction and they have all of the technology and modern tools needed to make an aircraft fly.

Panel installation services are also available through Zero Gravity. Avionics have gone through a tremendous evolution since Global Positioning Satellite systems were invented. Years of experience with GPS, Electronic Flight Information Systems, autopilot, weather data, terrain traffic communication and navigation systems makes Zero Gravity one of the premier instrument technicians in the northwest.

Other services offered by Zero Gravity are flight testing and certification. After construction, Zero Gravity can help with compliance and FAA regulations.

**An Open House has been scheduled for Friday, June 25th, at 10:00 a.m.**

## Blue Flame Spirits



Brian Morton is in the 'spirits' business. He recently purchased a still (see above photo) and is in the process of setting up a production and tasting room in the Prosser Wine & Food Park. The name, Blue Flame, comes from the days of prohibition. You could tell what kind of liquor you were purchasing by pouring a small quantity into a spoon and heating it up. If it turned blue it contained ample alcohol.

*Continued on page 2*

# Sew Me Pretty

Dawn Anderson is the owner of a business in downtown Benton City called Sew Me Pretty.

The name conjures up images of people sewing away, but most of the space in the building is used for a consignment clothing boutique.

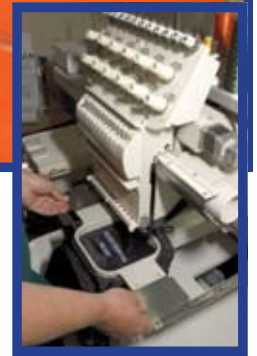
She moved into the building on March 1, 2010, but she's been sewing since she was about ten years old.

Dawn has three sergers, three sewing machines, a blind hemmer, a commercial stitcher that will sew through leather and vinyl, and an embroiderer capable of embroidering up to eight colors of thread.

Her services include alterations, custom embroidery and garment printing.



Customer browses for consignment dress.



Dawn is shown above hemming a pair of pants and to the right, embroidering a patch.

Sew me Pretty is open on Thursday and Friday from 9:00 am to 6 pm and on Saturday from 10 am to 5 pm.

**For more information call  
(509) 588-3100 or visit  
Dawn's web site at:  
[www.sewmepretty.com](http://www.sewmepretty.com)**

## Blue Flame Spirits, Continued from page 1

Brian started out brewing beer at Whitstran Brewing. He also trained at a distillery called Dry Fly in Spokane to hone his skills at making vodka, gin and whiskey.

Brian is planning on using as many local products as possible. He will purchase white wheat grown in the Horse Heaven Hills for most of his vodka and gin. Local fruit like apples, peaches and cherries will be used to craft his brandy. Rye, corn and barley from nearby farms will be fermented into whiskey. The only thing he has to import will be bottles, which will come from France.

His overall goal is to make really good whiskey, which takes several years of aging. He will use American White Oak to age his whiskey. The whiskey will

spend a minimum of two years and up to seven years in the oak aging process. Brian is also offering some specialty items. He will be selling moonshine to those customers yearning for the days of prohibition and he will furnish grape neutral brandy for the wineries crafting Port wine. The wineries will be able to take their fermented grape juice to Brian who will distill and then sell brandy back to the wineries. This process will enable the wineries to use the same selection of grapes throughout the whole Port wine making process and give them more control over the quality of their products.

Distilleries are just getting started in the State of Washington. Dry Fly did the yeoman's work in getting the laws changed that now allow distillers to have a tasting room and sell their products

on site. Customers are now allowed to purchase up to two fifths on site. The new still was hand crafted in Germany and can distill up to 150 liters at a time. The mash ends up being about 50% of the product and takes about 5 hours to distill.

The gin and vodka will be distilled to about 190 proof and then cut with reverse osmosis water until it reaches 80 proof.

Brian has received his license to distill and sell his products. He is working to upgrade his space at the Prosser Wine & Food Park and he is well on his way to being a purveyor of quality distilled spirits.

**To contact Brian, call  
(509) 303-0646**

# Airplane Maintenance in Prosser .....

The Prosser Airport now offers airplane maintenance, as well as flight training, sales, rentals and aviation gasoline.

Maintenance includes oil changes, 100 hour inspection, annual inspection, repairs, structural and mechanical maintenance. Parts are also available.

Bill Musselman is a certified airframe power plant mechanic and is on staff to solve any problem that may arise with your aircraft.

Prosser Airport is one of the few places you can fly in, walk across the street to the Barn Restaurant, have breakfast and when you get back your oil is changed. Camping is also available at the airport and includes full restroom with showers.

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**For more information call  
Bill Musselman at  
(509) 786-2593**

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*Bill Musselman is shown working on a single engine airplane with a twin engine waiting in the background.*

## eNewsletter Available .....

The Port's newsletter is available on our web site by going to [www.portofbenton.com](http://www.portofbenton.com), clicking on newsletters and downloading it from the home page. The newsletter is also available by emailing a pdf file directly to your computer. Call Kelly Thompson at (509) 375-3060, or email her at: [kelly@portofbenton.com](mailto:kelly@portofbenton.com) and give her your email address.

*Help the Port go green by not wasting our resources on paper.*

# Calendar of Events

Crow Butte Park Opens	Near Paterson	March 15th
Scottish Festival	Prosser Wine & Food Park	June 19th
Richland Fly-In	Richland Airport	June 26th
Annual Picnic	Crow Butte Park	July 10th
Prosser Fly-In	Prosser Airport	July 17-18th
Antique Air Tour	Prosser Airport	July 20-21st
Richland Tenant BBQ	Richland Airport	July 27th
Prosser Tenant BBQ	Prosser Wine & Food Park	July 29th
Great Prosser Balloon Rally	Prosser Airport	September 24-26th

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. March and September Commission meetings are held in Prosser, Washington.

# Executive Summary

The Port of Benton hired Darryl Olsen, Ph.D. and Houshmand Ziari, Ph.D. to provide a study of the Port's impact on local, regional and State of Washington economies. The following highlights their findings:

## Prosser

- 256 direct jobs on Port development sites equals 700 indirect jobs to the State.

- \$165 million in goods and services are produced.

## Regional

- The Port of Benton supports over 2,000 direct jobs (\$178 million payroll) within high impact sectors generating \$388 million in goods and services.

- Professional and Technology sector jobs are the second largest income 15% (\$884 million). This sector also contributes 20% of the county's labor income (\$853 million) and \$8.3 million in indirect business taxes.

- Government sector jobs are primarily focused in north Richland, which represents the third largest earned income in Benton County or 15% (\$878 million) of the county's total earned income.

- The Port district is 5% of the Benton County economy and business activity generating \$564 million.

- Port of Benton facilities generate \$280 million in value-added income and \$183 million of payroll.

- Benton County and Washington State received over \$19 million in indirect business taxes from companies located within Port of Benton facilities.

## Population Base (2009 estimate)

	2009 Estimate
<b>Kennewick/Pasco/Richland</b>	<b>242,000</b>
<b>Benton County</b>	<b>169,300</b>
Kennewick	67,180
Richland	47,410
West Richland	11,670
<b>Franklin County</b>	<b>72,700</b>
Pasco	54,490

## Port of Benton Impacts on Mid-Columbia Region (2007)

	Employment	Total Output	Value Added Income	Payroll	Business Taxes
<b>Direct</b>	<b>1,990</b>	<b>\$390</b>	<b>\$180</b>	<b>\$124</b>	<b>&gt;\$10</b>
<b>Total Impact</b>	<b>3,590</b>	<b>\$565</b>	<b>\$280</b>	<b>\$180</b>	<b>&gt;\$20</b>
<b>Impact Multiplier</b>	<b>1.8</b>	<b>1.45</b>	<b>1.6</b>	<b>1.5</b>	<b>&gt;1.9</b>

## Benton County Employment (2007)

<b>Government</b>	<b>14%</b>	<b>12,428</b>
<b>Professional, Scientific &amp; Technical Services</b>	<b>12%</b>	<b>10,643</b>
<b>Retail Trade</b>	<b>11%</b>	<b>10,192</b>
<b>Administration &amp; Waste Management Services</b>	<b>10%</b>	<b>9,094</b>
<b>Health &amp; Social Services</b>	<b>9%</b>	<b>7,917</b>
<b>Agriculture- Ag Services</b>	<b>9%</b>	<b>7,230</b>
<b>Construction</b>	<b>7%</b>	<b>6,408</b>
<b>Accommodation &amp; Food Services</b>	<b>6%</b>	<b>5,643</b>
<b>Other Services</b>	<b>5%</b>	<b>4,835</b>
<b>Manufacturing-Food Processing-Wineries</b>	<b>5%</b>	<b>4,356</b>
<b>Finance &amp; Insurance</b>	<b>2%</b>	<b>2,161</b>
<b>Real Estate &amp; Rental</b>	<b>2%</b>	<b>2,161</b>
<b>Arts, Entertainment &amp; Recreation</b>	<b>2%</b>	<b>1,859</b>
<b>Wholesale Trade</b>	<b>2%</b>	<b>1,167</b>
<b>Transportation &amp; Warehousing</b>	<b>1%</b>	<b>993</b>
<b>Other</b>	<b>3%</b>	<b>2,213</b>
<b>Totals</b>	<b>100%</b>	<b>89,300</b>

## State

- Overall value of \$665 million in goods and services contributed from the port district creates \$330 million in statewide annual household income.

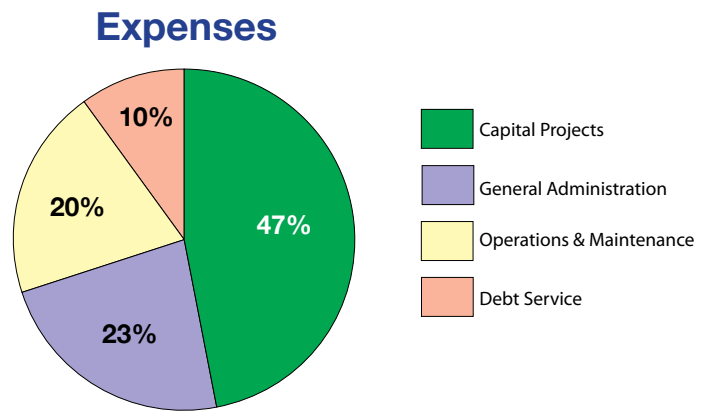
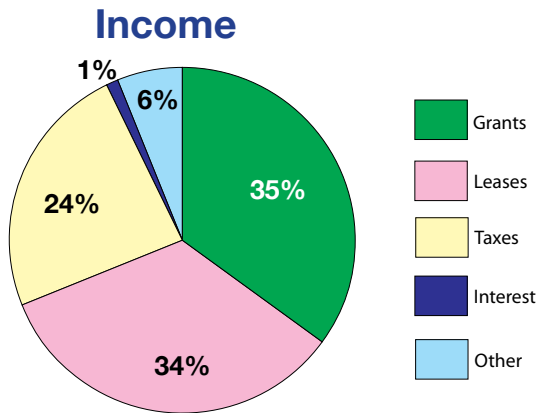
- Each job within the Port of Benton equals 2.0 indirect jobs within the State.

- Port facilities add annually \$327 million to the Gross State Product, \$208 million in employee payroll in the state.

- State and local government agencies annually collect more than \$23 million in indirect business taxes.

# Financial Report

## 2010 Projected Budget



The Washington State Auditor is responsible for conducting an annual financial, accountability and legal compliance examination of the Port of Benton. In November 2009, the Port was audited with no findings for the ninth year in a row. The financial highlights of the audited report included:

- Overall operating revenues increased 11% over the past year.

- Net fixed assets increased 5% over the past year.

The Port of Benton strives to keep our tax levy rate as low as possible. In the past five years, the rate has decreased 15%. Currently, the owner of a \$100,000 home pays \$42.13 annually in property taxes to the Port of Benton.

## Seven Gables House 4 Sale

The Port of Benton acquired 19 acres located in Prosser. A historic 2,100 square foot home built in 1908 is available for sale on a 1.77 acre parcel.

We are seeking a quality commercial, bed and breakfast, or a restaurant development that will be consistent with the Vintner's Village expansion and compliment what is already in place.

See at 257 N. Wamba Road in Prosser, Washington. Asking price: \$300,000.



For more information or a request for proposal packet, please contact:  
Diahann Howard (509) 375-3060

# President's Message

Two representatives from the Port of Benton just returned from the Pacific Northwest Waterways Association (PNWA) annual trip to Washington, DC. The purpose of our mission was to talk to the Corps of Engineers, 22 Congressmen and 6 Senators from the states of Washington, Oregon and Idaho.

PNWA is a 75 year old regional trade group that supports the interest of the ports, farmers, barge shippers and others in critical economic and environmental issues.

Our mission is to listen to these leaders in Washington, DC and to tell them our needs so that they can make informed decisions when preparing the federal budget. We are very interested in energy, water, navigation, infrastructure, port security, trade and salmon.

We have been helpful and supportive for many projects such as:

- Saving the dams on the Columbia and Snake River
- Deepening the channel from the Columbia River at Portland to the ocean
- Getting the locks on the dams repaired and the jetties rebuilt
- Getting more funds for the Corps of Engineers and the Hanford clean-up



Commissioner Robert Larson and Diahann Howard, Director of Economic Development and Governmental Affairs, meet with Lieutenant General Robert L. Van Antwerp Chief of Engineers and Commanding General, U.S. Army Corps of Engineers.

Our elected officials in Congress continually tell PNWA that they want our advice as we represent many different interests from three states, but speak as one voice.

## Management Team



**Scott D. Keller**  
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 President



**Roy D. Keck**  
Commission Vice President



**Jane F. Hagarty**  
Commission Secretary

Front page masthead photo is of the Triton submarine sail coming together at the Port's Technology & Business Campus in north Richland. 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)**