



# 2021 ANNUAL REPORT

## CONTINUING OUR LEGACY.

Established in 1963, the Tri-City Nuclear Industrial Council, today known as Tri-City Development Council (TRIDEC) was organized for the purpose of promoting and advancing the economic strength and diversity in Benton and Franklin counties.

After 59 years, TRIDEC continues to be the unifying voice that stimulates and sustains a vibrant regional economy while fostering economic growth and prosperity.

As the economic development organization for the Tri-Cities MSA, TRIDEC represents Benton and Franklin Counties and the major cities of Kennewick, Pasco, Richland, and West Richland.

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[www.TRIDEC.org](http://www.TRIDEC.org)

 @TCDevCouncil





# PRESIDENT'S MESSAGE

At the end of 2020, we looked back at the impacts of COVID-19 on our local Tri-Cities' economy and predicted a fast rebound.

In 2021, we definitely experienced a rebound and have seen continued growth in the size of our workforce. We are anticipating even more workforce growth in 2022.

According to our Washington State Employment Security Department Regional Economist Ajsa Suljic, Benton and Franklin counties currently have 108.9% of the workforce that we had in the first quarter of 2020.

Essentially, the number of people who are working in our community has grown by almost 10% in less than two years, while going through a global pandemic and its resulting economic disruption!

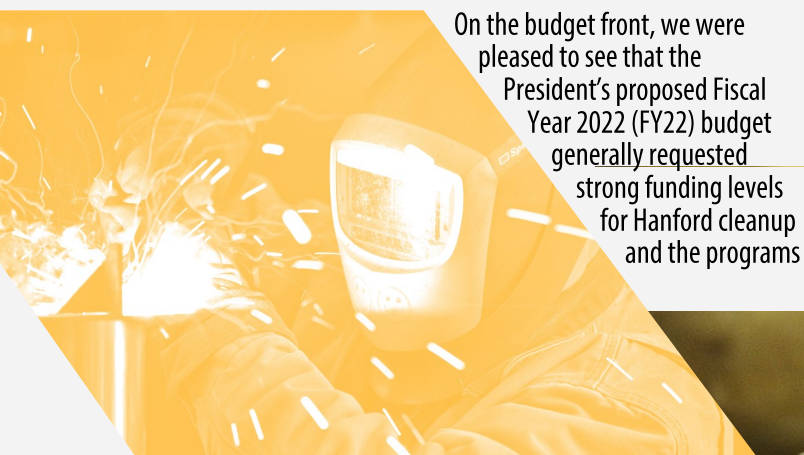
This fact reinforces how our economy works in that the primary industries such as food manufacturing, scientific research, construction and environmental remediation were not as affected by closures early in 2020. These industries were either quickly deemed essential by the state and did not shut down or transitioned to working remotely.

However, secondary industries such as hospitality and food service were affected by business closures and are still challenged with filling open positions. Unfortunately, the recovery and growth in our workforce has not been even across all industries and sectors.

## FEDERAL PROGRAMS

2021 was another good year for cleanup progress at Hanford and for continuing the world-class research and development at Pacific Northwest National Laboratory.

There were also some promising developments in efforts to accelerate Hanford cleanup, with the Biden Administration affirming the Department of Energy's interpretation of High-Level Waste classification, and also taking steps to move forward with the Test Bed Initiative.



On the budget front, we were pleased to see that the President's proposed Fiscal Year 2022 (FY22) budget generally requested strong funding levels for Hanford cleanup and the programs

of importance to PNNL. Still, there were some areas for improvement and once again Hanford and PNNL received exceptional support from our congressional delegation in the appropriations process.

TRIDEC and our partners throughout the region continue to emphasize the importance of the four lower Snake River dams to our region.

These dams provide affordable, reliable, and carbon-free electricity while supporting the agricultural industry through barge shipping and irrigation.

2022 will be an important year for the Snake River dams discussion, and TRIDEC will continue its advocacy work in support of the dams while sharing the message that dams and fish can coexist.

## MID-COLUMBIA ENERGY INITIATIVE (MCEI)

TRIDEC's Mid-Columbia Energy Initiative (MCEI) Committee continued its important work to increase the Tri-Cities' recognition as the "Clean Energy Hub of the Pacific Northwest."

MCEI now has four subcommittees that work to support growth in four key areas: energy storage, hydrogen, nuclear energy and technology, and transportation.

2021 was notable for the passage of the Infrastructure Investment and Jobs Act (commonly referred to as the Bipartisan Infrastructure Bill).

Amongst other things, this bill provides \$62 billion to the Department of Energy for R&D, demonstration and deployment of new clean energy technologies, many of which align with our capabilities here in the Tri-Cities.

2022 promises to be an exciting year as MCEI and its subcommittees work with our partners to pursue these and other energy-related opportunities.

## BUSINESS RECRUITMENT

In 2021, we also had exciting announcements on new attraction and growth projects. These included:

### DARIGOLD

At the end of June, Darigold, a leading Washington-based dairy marketing and processing company, announced plans to build a \$500 million, state-of-the-art premium protein and butter operation at the Port of Pasco's Reimann Industrial Center.





This facility will incorporate a variety of innovative technologies and conservation strategies that combined could mitigate over 300,000 metric tons of carbon dioxide equivalent per year.

It is targeted to break ground in early 2022 and begin full commercial production within two years of this milestone.

Darigold is expecting to create over 1,000 on site and indirect supply chain and service jobs. This project was a huge team effort led by the Port of Pasco, which included the City of Pasco, Franklin County, Franklin PUD, TRIDEC and many others.

### RESER'S FINE FOODS

Earlier in June, Beaverton, Oregon-based Reser's Fine Foods purchased land from Cox Family Land LLC and shortly thereafter broke ground on a new 250,000-square-foot prepared foods plant.

The company is also considering repurposing its existing 110,500-square-foot facility, which combined with the new plant, would lead to a net job increase in the Tri-Cities.

The new prepared foods plant will be state of the art and accommodate rising demand for convenience foods and will employ technology to reduce water and power use.

### LOCAL BOUNTI

June was also the month that Local Bounti closed on the 28-acre Pasco site of its new Controlled Environment Agriculture (CEA) site. They will combine vertical and greenhouse growing methods with cutting-edge technology to grow fresh greens and herbs 365 days a year in a controlled, indoor facility.

Their CEA process also includes a rapid packaging and shipping system which will allow their product to be delivered to their retailers within hours of being harvested. Local Bounti is planning to employ 40 people within 36 months of its operational launch later in 2022.

### AMAZON

On Sept. 16, Amazon Inc. confirmed it was in the process of building two distribution centers in Pasco. Each warehouse will be more than 1 million square feet and together will employ a total of 1,500 people.

Each new warehouse will receive, store and distribute different categories of goods. Smaller items such as household goods, books, toys and technology

will be in one while the other will have larger items like paper goods, pet food and supplies, patio furniture, baby strollers and outdoor sports equipment, including kayaks, skis and fishing gear.

### CHALLENGES

Between these new developments and the organic growth of our existing businesses, we can see that over 2,000 direct jobs and at least double that number of indirect jobs will be created in the Tri-Cities over the next two years.

Direct jobs are created by a new company's employment while indirect jobs are ones in the supply chain and service industries connected to the new company and their operations.

The new developments outlined above will all compete for many of the same employees at entry-level positions. A good employee who could be trained to work in the Amazon warehouses also could be trained in food manufacturing.

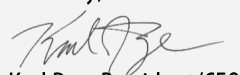
Historically, when there are open positions in the Tri-Cities, people have moved from neighboring communities such as Walla Walla, Yakima and Central Oregon. But today the increase in housing prices and lack of availability is limiting the amount of in-migration we can expect.

Looking ahead to 2022 and beyond, TRIDEC is looking forward to working with our community partners in economic development, industry, government and education to develop strategies to address this workforce and housing shortage.

Some of these solutions may include making stronger connections between local students in the K-12 education system and companies with open positions, talent attraction campaigns and focusing on Tri-City residents who commute to neighboring counties for work.

The history of the Tri-Cities is full of ways our community has come together to overcome adversity. The next chapter about how we will continue to fuel our rapid growth with more citizens, will be written in the coming months and years.

Sincerely,

  
Karl Dye, President/CEO

## TRIDEC FINANCIALS

### Assets

Current Assets.....	\$1,103,397
Property & Equipment.....	\$4,582
Other Assets .....	\$737,880
<b>Total Assets .....</b>	<b>\$1,845,859</b>

### Liabilities

Current Liabilities .....	\$117,582
Long Term Liabilities .....	\$0
<b>Total Liabilities.....</b>	<b>\$117,582</b>

### Equity

Total Membership Equity.....	\$1,728,277
<b>Total Liabilities &amp; Equity.....</b>	<b>\$1,845,859</b>

### Expenses

Direct.....	\$554,837
Indirect.....	\$463,929
<b>Total Expenses .....</b>	<b>\$1,018,766</b>

### Revenue

Total Revenue.....	\$1,111,268
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**Net Revenue Over Expenses..... \$92,502**





# MEMBER INVESTORS

## Invest in an organization that's focused on growing the Tri-Cities economy!

Our investors are local, regional, national and even international. They are big and small, mission and market-driven. TRIDEC understands every organization has different needs, and want to make your investment work for you.

Thank you to the 230 Member Investors! Your investment in TRIDEC is an investment in the future of the Tri-Cities!

Abadan	Cascade Natural Gas Corporation	DGR Grant Construction, Inc.	HMIS (Hanford Mission Integration Solutions)
AgriNorthwest	Cascade Title Company	Drywall Interiors	Holiday Inn Express Hotel & Suites Pasco
Alford Farms, Inc	Castle Event Catering	Dura-Shine Clean	Holiday Inn Richland
Allen Brecke Law Offices	Central WA Building Construction Council	Edgewater Technical Associates, LLC	Home Builders Association of Tri-Cities
Amentum at WTP	Chan Institute of Health & Wellness	Einan's Funeral Home	Home Street Bank
American Super Conductor (AMSC)	Chaplaincy Health Care	Energy Northwest	Horizon Air
ANR Group, Inc.	Charter Communications	Ethos Trattoria	Independent Strategic Management Solution
Apollo, Inc/Apollo Sheet Metal	Chervenell Construction Company	Evergreen Housing Development Group, LLC	Indian Eyes LLC
Artmil	CI Information Management	Executech	Inland Empire Distribution Systems
Arvig Media	City of Kennewick	Fluor Federal Services Inc.	Inland Northwest AGC
Atkins	City of Pasco	Focal Point Marketing	Irrigation Specialists
AutoZone	City of Richland	Fowler General Construction, Inc.	JUB Engineers
AVANTech	City of West Richland	FRAMATOME	Kadlec Regional Medical Center
B & B Express Printing	Clifton Larson Allen, LLP	Franklin County	Kennewick Irrigation District
Baker & Giles, PS	Clover Island Inn	Franklin PUD	Kennewick Ranch & Home
Baker Boyer Bank	Coca Cola Bottling Co	Frontier Fence, Inc	Kennewick School District
Balcom & Moe, Inc	Coin Cradle, The	Frontier Title & Escrow Company	KeyBank
Banner Bank	Coldwell Banker Tomlinson Associated Brokers	FUSE	Kiona Vineyards
Barnard Griffin Winery, Tasting Room	Coleman Oil	Garrett Electric Company	Klein, Keith
Basin Gold Cooperative, Inc.	Columbia Basin College	Gesa Credit Union	KNDU TV
Basin Pacific Insurance and Benefits	Columbia Basin Racquet Club	Gordon Brothers Cellars	Lamb Weston
Bechtel National, Inc	Columbia Basin Heights Exec Suites	Gourmet Trading	Lampson International
Ben Franklin Transit	Columbia Center Mall/Simon Property Group	Green2Go	LEF Engineering, LLC
Benton County	Community First Bank	Hamilton Cellars	LIGO Hanford Observatory
Benton Franklin Workforce Development Council	Connell Oil, Inc	Hampton Inn Richland	Lineage Logistics Holdings, LLC
Benton PUD	COSTCO Wholesale	Han and Rose Clearwater Dental	Local Bounti
Benton Rural Electric Association	Courtyard By Marriott - Richland	HAPO Center	Lodge at Columbia Point
BNL Technical Services	Courtyard by Marriott Pasco	HAPO Community Credit Union	Lourdes Health Network
Bookwalter Winery	Coventry Vale Winery, Inc	Harms Engineering, Inc.	Lybbert Fielding Real Estate
Bouten Construction Company	CPCCo (Central Plateau Cleanup Company)	Hastings, Doc	Lydig Construction, Inc.
Boy Scouts of America	Culligan Water Conditioning	HDR, Inc.	M & M Bolt Company LLC
Brutzman's Office Solutions	D. Hittle & Associates, Inc	Heartland Payment Systems	MacKay & Sposito, Inc
Budget Print Center	D. L. Williams Insurance, Inc.	Heritage Professional Landscaping	McCormack, David
Builders First Source	D.A. Davidson & Co.	Heritage University	McCurley Integrity Dealerships
BWX Technologies, Inc.	DelHur Industries, Inc.	HII Nuclear	McDonald's of the Tri-Cities
Campbell & Company, Inc		Historic Downtown Kennewick Partnership	
Cannon Machine Products, Inc.			
Carbitex, LLC			



Meier Architecture Engineering  
 Miller, Mertens & Comfort PLLC  
 Monarch Machine & Tool Co., Inc.  
 Moon Security Services, Inc.  
 Moss Adams  
 Mueller's Funeral Home, Inc.  
 Northwest Farm Credit Services  
 Northwest Technical Resources  
 Numerica  
 O'Brien Construction Company, Inc  
 OJEDA  
 Pacific Northwest National  
 Laboratory (PNNL)  
 Papé Machinery  
 Paragon Corporate Housing  
 Pasco Auto Parts NAPA  
 Pasco Chamber of Commerce  
 Pay Plus Benefits, Inc  
 PayneWest Insurance  
 Pepsi Cola Bottling  
 Perfection Glass, Inc  
 Perma-Fix Northwest Richland, Inc.  
 Plastic Injection Molding, Inc  
 PocketiNet Communications, Inc  
 Port of Benton

Port of Kennewick  
 Port of Pasco  
 Progressive Machine, Inc  
 Prominence Public Relations  
 PS Media Inc.  
 Ray Poland & Sons, Inc  
 RBC Wealth Management  
 Red Lion Hotel Pasco  
 Red Lion Kennewick  
 Reese Concrete Products  
 Manufacturing  
 Rettig Forgette Iller Bowers, LLP  
 Richland Cemetery Association  
 Richland Industrial, Inc  
 S & S Hospitality  
 Safeguard Print Promotion Apparel  
 Sandvik Special Metals LLC  
 SE & C LLC  
 Shannon & Wilson, Inc  
 Shannon Dental Health Center  
 Sigma Financial Group, Inc  
 Sporthaus Northwest  
 STCU  
 Stevenson Advertising  
 Stoneway Electric Supply

Sun Pacific Energy  
 SVN Retter & Company  
 Talos Engineering Incorporated  
 Teknologize  
 Tetra Tech, Inc  
 Three Rivers Convention Center  
 Tidewater Terminal  
 Tippet Company of Washington, LLC  
 Tradewind Services, LLC  
 Travel Leaders  
 Tri-Cities Area Journal of  
 Business  
 Tri-Cities Community Health  
 Tri-City Association of Realtors, Inc  
 Tri-City Construction Council, Inc.  
 Tri-City Dust Devils Baseball Club  
 Tri-City Herald Newspaper  
 Tri-City Regional Chamber of  
 Commerce  
 Trios Health  
 Umatilla Tribes - Coyote Business  
 Park  
 UniTech Services Group  
 United Van Lines / Larsen Transfer  
 US Linen & Uniform

Vail International Auctioneers, Inc  
 Vanguard Cleaning Systems  
 Vintners Logistics LLC  
 Visit Tri-Cities  
 VNS Federal Services  
 Walker Heye, PLLC  
 Washington River Protection  
 Solutions (WRPS)  
 Washington State Potato  
 Commission  
 Washington State University,  
 Tri-Cities  
 Washington Trust Bank  
 Waste Management of Kennewick  
 Western Materials, Inc  
 Western Sintering Co, Inc  
 Yakima Federal Savings & Loan  
 Zeno Power Systems



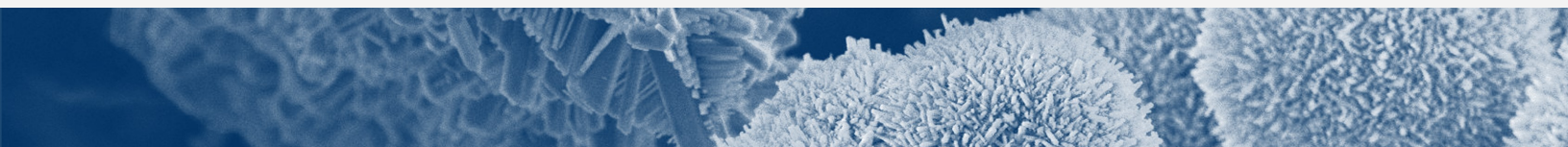
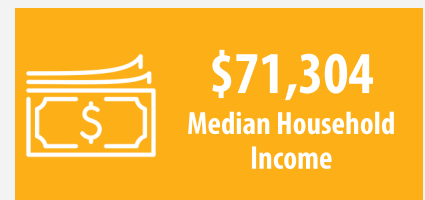
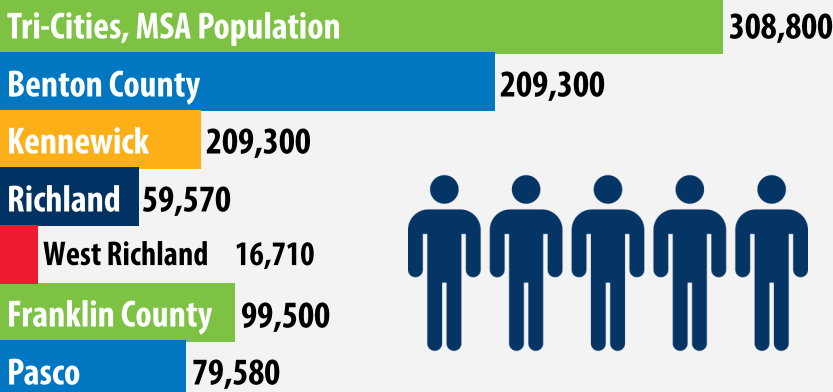
# TRI-CITIES COMMUNITY

## WORKFORCE DEMOGRAPHICS



Source: December 2021 Data, Washington State Employment Security Department

## POPULATION



# TRIDEC LEADERSHIP

## EXECUTIVE COMMITTEE



**Karl Dye**  
*President/CEO*  
TRIDEC



**Eric Pearson**  
*Board Chair*  
Community First Bank



**Fran Forgette**  
*Immediate Past Chair*  
Retired



**Roberta Gabbard**  
*Secretary*  
Banner Bank



**Emily McCann**  
*Treasurer*  
Clifton Larson Allen



**Ron Boninger**  
*Chair-Federal Programs*  
Retired



**Brandon Mayfield**  
*Chair-Membership*  
Cherenell Construction



**Steven Ashby**  
Battelle/PNNL



**Roy Keck**  
Commissioner  
Port of Benton



**Will McKay**  
Commissioner  
Benton County



**David Milne**  
Councilmember  
City of Pasco



**Luis Ojeda**  
OJEDA Business  
Ventures



**Mark Schuster**  
Lamb Weston



**Craig Walker**  
*Legal Counsel*  
Walker Heye, PLLC



**Jon Amundson**  
*Ex-Officio*  
Richland City  
Manager



**Marie Mosley**  
*Ex-Officio*  
Kennewick City  
Manager



**Dave Zabell**  
*Ex-Officio*  
Pasco City  
Manager

## BOARD OF DIRECTORS

**Don Barnes** | *Commissioner, Port of Kennewick*

**Don Britain** | *Mayor, City of Kennewick*

**Vesna Dodge** | *Baker Boyer Bank*

**John Eschenberg** | *WRPS*

**Brent Gerry** | *Mayor, City of West Richland*

**Melanie Hair** | *TC Area Journal of Business*

**Doc Hastings** | *Individual*

**Sandra Haynes** | *WSU Tri-Cities*

**Reza Kaleel** | *Kadlec*

**Steve Kessie** | *Cascade Natural Gas*

**Ryan Lukson** | *Mayor, City of Richland*

**Carlos Martinez** | *Dura Shine Clean*

**Valerie McCain** | *Bechtel National, Inc*

**Mike Miller** | *Moon Security*

**Rocky Mullen** | *Commissioner, Franklin County*

**Katie Nelson** | *Gordon Estate*

**Jens Rasmussen** | *AgriNorthwest*

**Scott Rhees** | *Franklin PUD*

**Jean Ryckman** | *Commissioner, Port of Pasco*

**Scott Sax** | *CPCCo*

**Kirt Shaffer** | *Tippett Company*

**John Solheim** | *Trios*

**Martin Valadez** | *Heritage University*

**Bob Wilkinson** | *HMIS*

**Rebekah Woods** | *Columbia Basin College*

**Lori Mattson** | *Tri-City Regional Chamber of  
Commerce (Ex-Officio)*

**Michael Novakovich** | *Visit Tri-Cities  
(Ex-Officio)*

**Roger Snyder** | *DOE-PNSO (Ex-Officio)*

**Brian Vance** | *DOE-ORP/RL (Ex-Officio)*