

Invest

in your



economic future TODAY!

The Tri-Cities Research District is one of the major economic drivers of our community. Consisting of 1,800 acres, the TCRD is home to Pacific Northwest National Laboratory, Washington State University Tri-Cities, the Port of Benton, numerous Hanford contractors, the Innovation Center at TCRD, and more than 80 diverse companies in a unique “live, work, learn and play” environment. The District contains more than 300 acres of raw land that are available for development. More than 8,600 innovative and creative people work there while approximately 13,500 people commute to, or through, the Research District each day.

In 2007, TCRD’s partners, consisting of major land and building owners, local cities, the Port of Benton, educational institutions, and other government agencies came together to create the District as a 501 (c)(6) non-profit corporation. Their **Vision** for the TCRD is to:

“... be a world-class location for companies to grow and collaborate for the advancement of science and technology.”

This vision is supported by a **Mission Statement** that states:

“The mission of the Tri-Cities Research Park and its Partners is to provide access to the technical, labor, and capital resources needed by technology companies to successfully develop, commercialize, and market their products globally.”

Each year, the TCRD staff develops an **Action Plan** that describes the various activities to be carried out in order to implement the Vision and Mission Statement. These efforts have resulted in **higher property values, a positive identity and improved community outreach for employers, and added amenities for employee retention.** In addition, the TCRD is:

- A State of Washington Innovation Partnership Zones (IPZ)
- Included within the City of Richland’s RAISE Local Revitalization Financing District
- Included within the Tri-Cities Investment District (Federal EB-5 Regional Center)
- Eligible to become a City of Richland Business Improvement District

With the support of our partners and investments by federal, state and local government, **the TCRD has been responsible for recruiting or otherwise facilitating many physical improvements, marketing, and planning activities in the District,** including:

- WSU Wine Science Center
- Reconstruction of University Way
- New sidewalks
- New apartments, retail and commercial development
- New broadband fiber optic network
- Website, newsletter, publications and trade shows
- TCRD entryway signage
- TCRD Speakers series
- Coordination of zoning and land-use planning
- Coordination with local partners and federal, state, and local agencies
- Master Planning
- Marketing and business recruitment
- Energy-efficient laboratory test home project
- Targeting and recruitment of foreign investment
- Legislative and community advocacy
- BioChemCat pilot demonstration project

The development that is taking place in the Research District is measurable and dramatic. **By conservative estimate, more than \$400 million of new capital investment has taken place in the Research District since 2007.**

But the TCRD is a *virtual* entity. **It has no sustainable means of financial support.** It exists because the public and private companies located there believe that it is **better to work together than to work apart.** It owns no land, and has no annual sources of revenue. It exists because TCRD’s major partners believe in TCRD’s current and future promise and have been willing to contribute their time and resources—in particular, the Port of Benton which provides the TCRD’s executive director and office space at no cost.

Unfortunately, the current TCRD business model is not sustainable! TCRD cannot continue to operate based on sporadic financial support and in-kind contributions. Federal, state, and local grant funds are also diminishing. The time has come to put the Research District on a permanent financial footing for the next phase of its growth and development.

What would that take? Assuming that the current level of in-kind contributions from our partners is continued, **it will take at least \$30,000 per year to sustain the TCRD's basic operations and maintain our current level of marketing and client contact activities.** Additional marketing, client contact, or related research would require additional financial support.

The TCRD's board of directors is proposing that **the organization's funding should be shared proportionately** among those who most benefit from it. Therefore, we are proposing a series of membership categories that recognize the diverse types of partnership organizations existing within the TCRD:

Membership in the TCRD is not limited to entities located in the Research District, although the TCRD will not actively recruit memberships from outside the District. Other entities that benefit or believe in our unique mission may also become members.

Approximately \$4 million worth of in-kind contributions by TCRD partners and government grants have allowed our past accomplishments. While important, we cannot rely on these sources of income in the future. **Your added help is needed.**

The Research District is as much a shared vision as it is a physical place. It is based on the concept that we can achieve more for the companies and entities located within its boundaries—and the Tri-Cities community as a whole—by working together to achieve common goals and objectives—than we can by working separately, to achieve our own goals and objectives.

But this concept can only be successful if we have the financial capability needed to pursue it. **You can help.** Please **join us by investing in the TCRD today.**

Yes, I want to invest in the TCRD! Please sign me up.

- Less than 50 acres of land (\$500)
- More than 50 acres of land (\$1,000)
- In-kind contribution (describe)
- Community stakeholder not located within TCRD (negotiable)
- Fewer than 50 employees (\$250)
- 50 to 500 employees (\$500)
- More than 500 employees (\$1000)

Company/Organization _____ Contact _____
Address _____ City _____ State _____ Zip _____
Tel. _____ Email _____

Please send this page to 3250 Port of Benton Blvd Richland, WA 99354
att: Diahann Howard, Thank you!