

# PORT OF PASCO

CONNECTING HERE WITH THERE

## It's Worth Celebrating

For 85 years, the Port of Pasco has faithfully served its constituents by fulfilling our mission to develop the economy within our geographic boundaries.

The Port was authorized by the voters of Franklin County in 1940, and its focus was to facilitate the shipment of the region's abundant grain to Portland via barges. The Port's first facility was a 500,000-bushel bulk grain terminal built in 1941, and it operated for over 50 years. The elevator handled the largest bulk cargo tonnage of any area on the Columbia River above Portland/Vancouver with over 200 million bushels of grain, at a value in excess of \$600 million, passing through the elevator.

In 1959, the Port underwent a significant expansion when it acquired the U.S. Army's former Big Pasco Reconsignment Depot and converted it into the Big Pasco Industrial Center. Today, it is a 600-acre site with eight warehouses and other facilities, nearly 2-million-square-feet of storage space, and 17 miles of rail track. It's the home to large and small businesses, established and start-ups, and continues to serve as a valuable economic development resource.

In 1963, the Port strengthened the region's air transportation by acquiring the Pasco Airport from the City of Pasco and transforming it into the Tri-Cities Airport. Through

*The original Port of Pasco facility, a grain terminal on the Columbia River built in 1942.*

strong stewardship, a focus on travelers' needs, and good relationships with airlines, it has grown into the third largest commercial airport in Washington.

In 1976, the Port opened the Container Terminal, a multi-modal facility on the Columbia River. In the early 1990s, the Port played a key role in the development of the Pasco Processing Center, which houses important food processors and is home to warehousing, logistics and service providers. Other Port projects have included creation of the Foster Wells Business Park and operating the Tri-Cities Airport East Side Industrial Park.

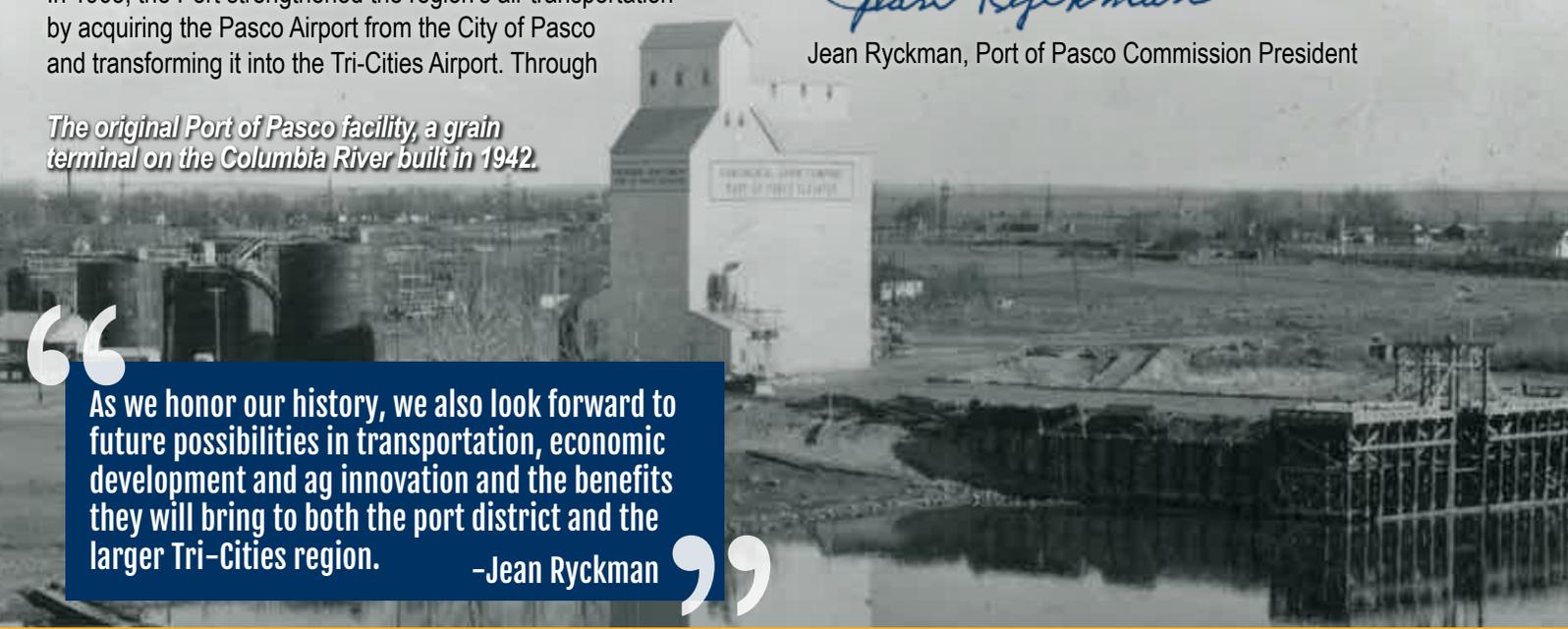
Recent initiatives include the Tri-Cities Airport Business Center, PIC395 and development of Osprey Pointe on the shores of the Columbia River. The Reimann Industrial Center's anchor business will open in 2025 and be home to hundreds of jobs. Another 160 acres are available at RIC for additional industrial growth.

This is a far cry from the singular vision of 85 years ago to help ship grain down the river. Along the way, we have expanded, shifted and diversified our vision and our efforts. While there is much to celebrate, we continue to take important steps to keep doing what we are charged to do: serve you and our Port District.

Jean Ryckman, Port of Pasco Commission President



“As we honor our history, we also look forward to future possibilities in transportation, economic development and ag innovation and the benefits they will bring to both the port district and the larger Tri-Cities region.”  
-Jean Ryckman



FALL 2024

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# Thank You, Commissioner Klindworth

The longest serving Commissioner in the history of the Port of Pasco will retire at the end of the year. For 37 years, Jim Klindworth has been dedicated to the success of the Port and its constituents.

Commissioner Klindworth became a Port Commissioner when he was elected to the position in 1987.

“Those of us that have had the good fortune to work with Jim know how passionate he is about the Port,” said Randy Hayden, Port Executive Director. “As a strong supporter of Connell and North Franklin County, he always made sure we included those areas of the Port district in our marketing and investments. He has also been a strong voice for economic development and shared his wealth of business experience to help the Port close many important deals over his tenure. I have particularly appreciated the great respect he offers to others.”

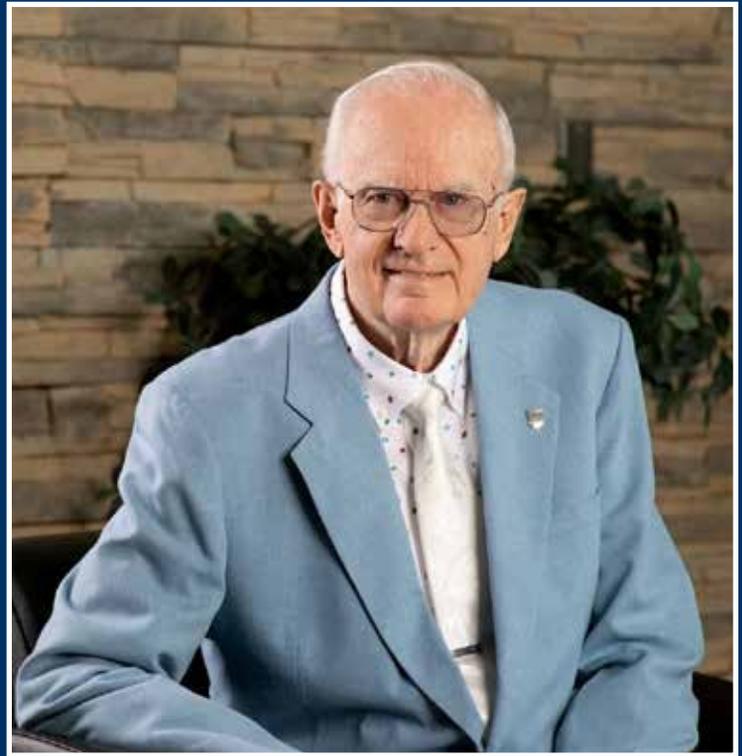
During his time at the Port, Commissioner Klindworth helped create major economic development opportunities within the community including the Pasco Processing Center, the expansion of the Tri-Cities Airport, the development of Osprey Pointe and the Tri-Cities Airport Business Center, and most recently, the Reimann Industrial Center.

During his tenure as a Commissioner, the Port grew from \$31,524,286 in assets in 1987 to \$246,289,790 as of 2023.

Commissioner Klindworth’s heart for community service has reached beyond his time on the Port Commission. He began serving on the Connell city council in 1967, serving a total of 16 years in that role. In addition, he served six years as Connell mayor and two years on the Franklin County Cemetery District No. 2 for a total of 61 years in elected office!

On behalf of the Port of Pasco staff and constituents, thank you Jim for your dedication and commitment. You served us well.

Information on the Commission vacancy and appointment of Commissioner Klindworth’s replacement is available on the Port of Pasco website at [portofpasco.org](http://portofpasco.org)



**“Congratulations to my friend and colleague Jim Klindworth on his retirement after 37 years of work on the Port of Pasco Commission! You set the standards for me of wisdom, courage, kindness and character in showing me the work of the Commission. Your attention to detail on budgeting issues always put our constituents in the Port district first – always! I’ve been so proud to serve with you these past seven years! Your valuable counsel will be missed, as will your wealth of knowledge on so many things that affect our Port. I wish you the very best!”**

**Vicki Gordon**  
*Commissioner for District 1*

## There’s Plenty of Parking Now

The parking lot expansion at the Tri-Cities Airport is complete and that means an additional 500 new parking spaces for our travelers.

The new spaces are in the credit card lot, located on the right-hand side of Terminal Loop Road.

Watch for signage which will direct you to the new lot immediately to your right as you come into the airport. With the upcoming busy holiday travel season, the extra spaces are just in time.



# More Flights to and from the Tri-Cities Airport



Now flying **NONSTOP** to LAX every day



Now **TWICE AS MANY** flights to Phoenix Sky Harbor



Now **TWICE AS MANY** flights to Hollywood Burbank

There continues to be good news for travelers at the Tri-Cities Airport.

In February, American Airlines began offering its first service from the Tri-Cities when it added daily nonstop service to Phoenix Sky Harbor, a major hub for American.

Now, the airline is doubling its capacity to Phoenix by adding a second flight. That means both a morning and an afternoon flight are available to Phoenix for travelers.

In September, Avelo Airlines doubled its flights between the Tri-Cities and Southern California with four flights a week between the Tri-Cities Airport and Hollywood Burbank Airport.

In October, Alaska Airlines began offering daily nonstop service to Los Angeles International Airport.

“Daily nonstop service to Los Angeles on Alaska Airlines has been a long time coming,” said Buck Taft,

The Pasco Airport was the site of the first airmail contract flight between Elko, Nev. and Pasco, Wash., made by Varney Airlines (later to become United Airlines) in 1926.

In 1942, the Navy purchased 2,285 acres of land next to the airport for \$5,000. Seattle’s Sand Point Naval Air Station was relocated to Pasco to make it less vulnerable to Japanese attack. Soon, a vast network of runways, hangars and barracks were created as it became one of the busiest naval training bases in the country. Originally used for pilot training and for repairing damaged aircraft, the air station would later transition experienced pilots into newer aircraft types. It also was the first place WAVES—Women Accepted in Volunteer Emergency Service—were allowed to live on base. They served primarily as “ferry pilots,” flying aircraft to Alaska and Russia as part of our military assistance to that nation during the war.

Ownership was transferred to the City of Pasco after the war.

In 1963, the Port moved into the arena of air transportation when it took over the facility from the City and renamed it the Tri-Cities Airport. It has grown to be the third largest commercial airport in the state.



Tri-Cities Airport Director. “Our airport staff and regional partners have spent years working to connect to the Southern California market, and we are thrilled to see Alaska Airlines bring this important route to the community.”

The L.A. basin was the Tri-Cities Airport’s largest market without daily flights.

The Tri-Cities Airport is now the home to six airlines reaching 10 non-stop destinations.

“This is all such good news for our community and a reflection of the growth of our community. We have one of the highest percentages of seats filled in the Pacific Northwest, and the airlines are working to meet that demand,” said Taft.



## Airport Terminal Expansion Update

The 4-phase terminal expansion project at the Tri-Cities Airport has gotten underway with the request for federal Airport Terminal Program (ATP) funding through the Federal Aviation Administration for Phase 1.

This phase includes:

- The addition of three jet bridges which will serve Gates 2 and 5 and the creation of a permanent location for American Airlines, the airport’s newest carrier.
- The expansion of the inline baggage system for outbound baggage. The current system is struggling to handle the current and projected passenger demands.

This phase, with a total budget of nearly \$23 million, is slated to be completed in 2026 if grant dollars are received.

# Building Across the Port

SINCE 1918  
**DARIGOLD**



Significant progress continues on Darigold's \$600-million, state-of-the-art dairy processing plant which is slated to begin operation in mid-2025. Located in the Port's Reimann Industrial Center, the plant will turn milk into two distinct products: a high nutrition milk powder that will be added to private label companies, and butter, which will be packaged for both commercial and residential customers. The construction has required hundreds of construction workers, working two shifts a day. When operational, the Pasco plant will employ 200 at the facility, with dairy operations around Central Washington expected to add 350 new jobs and 500 indirect jobs.

## Home2 Suites by Hilton Coming to Airport



Ground has been broken for a new extended-stay hotel near the Tri-Cities Airport. The four-story, 107-room Home2 Suites by Hilton will be built on West Argent Road, near the airport entrance. Construction is slated to take 12 to 18 months.

In 2023, Port Commissioners signed a 50-year lease with A-1 Hospitality for the 3-acre site.

Home2 Suites by Hilton features kitchens with full-sized appliances to facilitate longer visits. The properties offer free breakfast, outdoor grills and include fitness and laundry facilities, pools and pet-friendly policies.

"The concept of an extended-stay hotel has been increasing over the past 10 years, and Hilton is a reputable brand in the market," said Stephen McFadden, Port Director of Economic Development and Marketing. "A-1 Hospitality also operates The Courtyard by Marriott located right next door. A-1 has proven to be a strong partner with the Port."

## Continuing to Connect Reimann Industrial Center

The Port's work to support the development of its Reimann Industrial Center with important infrastructure improvements continues. Recently, the Port completed reconstruction of a portion of Railroad Avenue and the installation of a municipal water line to the site.

The next, and last, public infrastructure project is bringing rail service to the Reimann. Phase 1 will go out to bid this winter, with completion set for the spring of 2025. Phase 2 will get underway in 2025.

The \$3.6 million project will construct 6,100 feet of industrial rail that will serve the Darigold project and future development at the Reimann. The last mile of rail will directly connect with the BNSF rail yard. Funding for the project was secured by Senator Patty Murray and Senator Maria Cantwell with Congressman Dan Newhouse supporting the project in the House of Representatives.

Darigold will occupy 150 acres of the Reimann, and the Port is actively marketing the remaining 160 acres with interest from a number of potential customers.

The City of Pasco and Franklin PUD are also making major infrastructure improvements to support the industrial growth, including expansion of the Process Water Reuse Facility, a new water storage reservoir and a new power substation.



Construction began earlier this year on two executive hangars in the Tri-Cities Airport Business Center.

Both hangars are positioned for accessible storefront or commercial office space facing Rickenbacker Drive and easy aircraft access to the airport's taxi lane and runways on the hangar side.

The Tri-Cities Airport Business Center was specifically designed to offer this unique dual access development.

*Additional sites are available in the non-aviation section of the business center. For information, contact Stephen McFadden, Port Director of Economic Development and Marketing at 509-547-3378.*



# Growing the Economy of Our Region



## The Landing, Phase 2 Moving Forward

When the Port of Pasco Commissioners signed a lease agreement in 2019 with The Landing, LLC for two acres at the intersection of Argent and Varney Lane in the Tri-Cities Airport Business Center, the plan called for two buildings on the site.

The initial 4-store commercial building was completed in 2022.

Now, work has begun on the second building, a nearly 10,000 square-foot retail space designed for up to six businesses.

“The Landing is located near the airport, the college, and a number of businesses so it is an ideal location for a coffee shop, small restaurant, retail businesses, and professional office space. Its flexible space can be modified to meet the needs of the businesses,” said Stephen McFadden, Port of Pasco Director of Economic Development and Marketing. “We look forward to the continued development of the Tri-Cities Airport Business Center with additions such as The Landing.”



Did you know Pasco is the home to the largest sweet corn seed facility in the world? It's the Syngenta US plant in the Pasco Processing Center. The 200,000-square-foot processing facility opened in 2009 and in 2017, the company upgraded its cold storage facilities. In July, the company added a \$15-million, 22,000 square-foot facility to process, treat and pack small vegetable seeds to countries across the globe. The Pasco site handles about 2 million kilograms of seeds a year, with capacity for about 3.2 million. Congratulations to Syngenta on the opening of this new state-of-the-art facility. Pictured at the August ribbon cutting are Casey Young, Site Manager, and Craig Taylor, Crop Operations Manager, from Syngenta US with Port Executive Director Randy Hayden and Port of Pasco Commission President Jean Ryckman.

## New Businesses Rising at PIC395

Construction on two sites at the Pasco Industrial Center 395 (PIC395) will soon create at least 150 new fulltime jobs and be a busy place.



Old Dominion Freight Line Inc. purchased 17.7 acres to build a transloading facility to replace its existing location at the Pasco Processing Center. Under construction is a 32,000-square-foot freight transfer terminal building. When fully operational, Old Dominion expects to have 30 fulltime employees (not including the truck drivers). It is anticipated the average daily trips in an out of the facility in a 24-hour period will be 328 trucks and passenger cars.



Also under construction is a 87,750-square-foot fulfillment/delivery center for Amazon.

This project, on a 25-acre PIC395 parcel, will be home to a fleet of sprinter vans carrying packages into neighborhoods. At the facility, packages set for delivery will be sorted and loaded on to delivery vans.

The company will have an estimated 120 fulltime employees onsite. The development plan indicates there will be approximately 565 daily vehicle trips in a 24-hour period.

## Welcome to the Neighborhood

Musser Bros., one of the first businesses to move into the Tri-Cities Airport Business Center, has added two new buildings in the business center.

The buildings are located across Rickenbacker Drive on the non-aviation side of the development.

One of the buildings is the home to Estate Details. It was created as a part of Musser Bros. in 2020 but formed its own LLC in 2023. The business runs online auctions focusing on estate auctions and helps families downsize, liquidate estates after a death, move into a retirement home, or sell collections.

Estate Details occupies the first story of the building creating a 6,500-square-foot headquarters for the company. The second floor will be dedicated to offices for the Musser Bros. realty team.

The neighboring building houses a vehicle detailing tenant which serves Trucks and Auto with space for additional businesses.

# Connect With Us!



*On the Web*

[portofpasco.org](http://portofpasco.org)  
[flytricity.com](http://flytricity.com)



*Facebook*

**Port of Pasco**  
**Tri-Cities Airport - PSC**



*Instagram*

**PortOfPasco**



*LinkedIn*

**Port Of Pasco**  
**Tri-Cities Airport - PSC**

# Thank You Tracy!

After serving as Port of Pasco Facilities Engineer for 19 years, Tracy Friesz will retire in February.

During his time at the Port, he supported planning, engineering, property management and development efforts at the Port.

“Tracy has played an important role on development projects – large and small. We’ve worked together on every facet of the Port’s road and water construction projects to serve the Reimann and Darigold. The Port and airport benefit from his vast knowledge of the bid process, project design and management and his amazing work ethic,” said Stephen McFadden, Port Director of Economic Development and Marketing.

Mayra Reyna, the Port’s Director of Properties, agrees. “Working with Tracy has been such a great experience. He’s hardworking and knows so much about so many things. Over the years, he’s built up an incredible amount of knowledge, and we’re really going to miss him,” she said.

Thank you, Tracy, for your years of service to the Port of Pasco and its constituents. Time to enjoy your retirement!

## Hydropower Facts

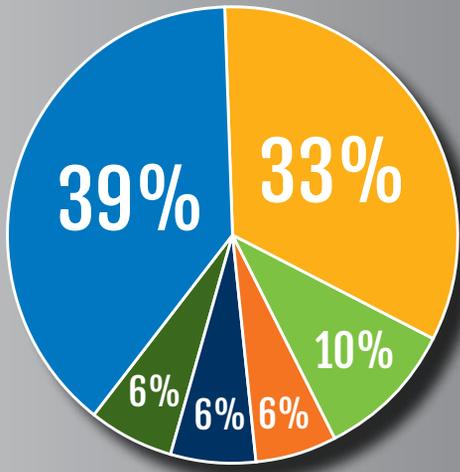
According to the University of Washington’s Columbia River Data Access in Real Time website, tens of thousands – often hundreds of thousands – more salmon and steelhead return to our rivers than when the first federal dam was constructed in the 1930s. In 2024, a record 755,000+ adult sockeye passed Bonneville Dam – a record in the 86 years that dam has provided affordable, reliable, carbon-free hydropower and river transportation for our region. More than 1.7 million salmon and steelhead have returned to the Columbia River system so far in 2024 — 370 percent more than when the first federal dam went into operation in 1938.

A Lampson International crane lifts heavy equipment onto a barge parked in the Port of Pasco’s Barge Terminal. This unique ocean-going barge will haul this oversized equipment through the locks on the Columbia River to Portland, where it will then continue its journey to Alaska via the Pacific Ocean.

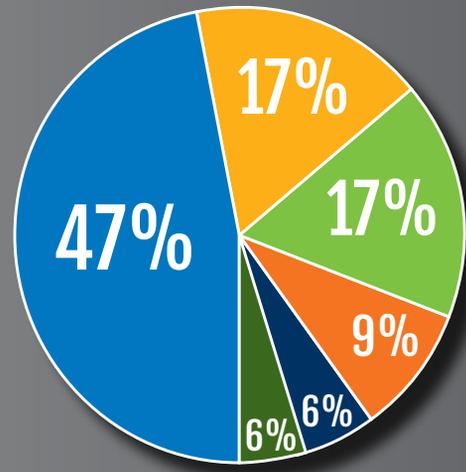
# Port of Pasco 2025 Budget

The graphs below are based on the 2025 budget passed by the Port of Pasco Commission. The Port's complete 2025 budget is located on the Port's website at [portofpasco.org/about-us](http://portofpasco.org/about-us), financial information tab.

## 2025 Budgeted Revenues



## 2025 Budgeted Expenditures



In the early years of World War II, the United State Government built a Holding and Reconsignment point in Pasco, one of 10 such sites across the country. It supplied allies with materials needed to fight the war. It is estimated over 90 percent of the material sent through Pasco went to the Soviet Union. Some supplies also went to Northwest military installations and the Manhattan Project.

The site was deactivated in 1947. Several buildings were then used by the Army Corp of Engineers to house supplies for the construction of McNary Dam and for the anticipated construction of Ice Harbor Dam. The Atomic Energy Commission and General Electric also used a large amount of space in connection with the Hanford Engineer Works.



In 1950, barely one month after the beginning of the Korean conflict, the site was reactivated with a mission of providing supplies to U.S. troops.

In 1955, the site was once again closed. For several years it sat idle. In 1958, the site was offered for public sale as it was felt that having that large amount of space empty was having a negative effect on the community.

Numerous bids were rejected, including from the Port of Pasco, until in 1959 the Port's bid was accepted.

The site was renamed the Big Pasco Industrial Center and has grown to be an important economic development asset for the region.



# Thank You! Welcome!

The Port of Pasco would like to take this opportunity to acknowledge the following employees for their years of service to the Port:

## 5 Years

**Joe Gilmore**

Big Pasco Maintenance

**Jose Arriaga**

Big Pasco Maintenance

**David McVey**

Port of Pasco Police

**Omar Rodriguez**

Port of Pasco Police

**Ariel Leahy**

Staff Accountant

## And Welcome 2024 New Employees

**CJ Chavez**

Tri-Cities Airport Operations Specialist

**Enoch Vargas**

Big Pasco Guard

Tri-Cities Airport Operations Specialist



## We've Got Space for Your Business at the Port of Pasco

For information about these properties, contact the Port of Pasco at 509-547-3378.



**OFFICE BUILDING**  
2926 E. Ainsworth, Pasco, Washington



**TRI-CITIES AIRPORT BUSINESS CENTER**  
86 acres with numerous sites for building and development

## V.I.P TOURS

Port of Pasco VIP tours are back, and you are invited to learn all about your Port. The free tours showcase the Port's vital development areas and include a presentation, a bus tour and lunch. Spots are limited, so sign up now on the Port's website at [portofpasco.org](http://portofpasco.org) and look for the VIP Tours link under Contact Us.

### Port of Pasco

1110 Osprey Pointe Blvd. Ste 201 | 509-547-3378

### Tri-Cities Airport

3601 North 20th Avenue | 509-547-6352

### Mailing Address

1110 Osprey Pointe Blvd. Ste 201, Pasco, WA 99301

### On the Web

[www.portofpasco.org](http://www.portofpasco.org) | [www.flytricitie.com](http://www.flytricitie.com)

Equal Opportunity Employer

### Port Commission

Jean Ryckman  
Jim Klindworth  
Vicki Gordon

President  
Vice President  
Secretary

You are invited to attend meetings of the Port of Pasco Commissioners. Regular public meetings are held at 10:30 a.m., the second and fourth Wednesdays of each month. The agenda of each meeting will be available on the Port's website two days prior to the meeting

### Port Staff

Randy Hayden  
Buck Taft  
Don Faley  
Barry Gilk  
Donna Watts  
Stephen McFadden

Executive Director  
Airport Director  
Airport Deputy Director  
Airport Chief of Police  
Finance Director  
Director, Economic Development & Marketing  
Director of Properties  
Facilities Engineer  
Public Records/HR Director

Mayra Reyna  
Tracy Friesz  
Lori French