

Port of Pasco Commission
Minutes of Regular Meeting of Port Commission
Held remotely and in person with Public Access
Port of Pasco, 1110 Osprey Pointe Blvd., Ste. 201, Pasco, WA
July 9, 2025 | 9:30 a.m.

CALL TO ORDER

Commissioner Ryckman called the meeting to order at 9:30 a.m. The meeting was attended in person and remotely via Zoom with Public Access through call in to 1-301-715-8592, meeting ID 6676918983.

Present: Commissioner Jean Ryckman, Commissioner Vicki Gordon, Commissioner Hans J. Engelke, Executive Director Adam Lincoln, Attorney Heidi Ellerd, Airport Director Buck Taft, Deputy Airport Director Don Faley, Director of Economic Development and Marketing Stephen McFadden, Finance Director Donna Watts, Director of Properties Mayra Reyna, and Human Resources Director and Executive Assistant Lori French.

Guests: Matt Watkins, Ty Beaver of the Journal of Business, Megan Beck and Cole Crapps of Field Group, Colin Hastings of the Pasco Chamber, Joanna Miller, Ben Hoppe, James and Meredith Sexton of JMS Construction.

APPROVAL OF AGENDA

Commissioner Gordon moved and Commissioner Engelke seconded to approve the agenda as presented. Motion passed unanimously.

CONSENT AGENDA

- a) Regular Meeting Minutes of June 25, 2025.
- b) Vouchers and Warrants #104513-104519 and Direct Deposit #25508-25551 in the amount of \$315,910.76 for the General Fund. Vouchers and Warrants #5064-5067 in the amount of \$4,410.00 for the Incidental Fund.

Commissioner Gordon moved and Commissioner Engelke seconded to approve the consent agenda. Motion passed unanimously.

PUBLIC CITIZEN COMMENT

No citizens provided public comment.

ITEMS FOR DISCUSSION

Osprey Pointe Development Update – Mr. Sexton was in attendance to discuss the Osprey Pointe Development schedule and to discuss the purchase of the first Parcel of land. Mr. Sexton discussed his interest in owning the 8.71-acre Parcel before beginning the utilities and sewer infrastructure construction begins and he provided a revised Development Schedule from the one that Commission approved on September 25, 2024. Commission requested that Mr. Sexton make the request for an extension to the Development Schedule in writing if that was what he wanted the Commission to consider. In regard to the purchase of the first Parcel, the Commission requested documentation as set forth in the Master Development Agreement that is required before purchase of any Parcel of land and the Commission requested that information be provided to the Commission in advance of the meeting

for their thorough review. The Commission directed staff to continue to work with Mr. Sexton to move the project forward.

Director Reports:

1. Executive Director
 - a. Mr. Lincoln discussed the filming at the Airport and Port properties for use in marketing.
 - b. Mr. Lincoln noted that the Ag Innovation meetings with representatives from Greenlabs and Center for Sustainable Infrastructure (CSI) successfully took place last week.
 - c. Mr. Lincoln will be in attendance this week at the WPPA Directors Seminar and will be on a panel to discuss the use of AI in government.
2. Airport Director
 - a. Mr. Taft noted that the Airport would be issuing a press release about the TSA's change in shoe removal for passengers going through security.
 - b. Mr. Taft noted that June numbers look good.
3. Deputy Airport Director
 - a. Mr. Faley noted East GA project has 4 of the 8 areas completed.
 - b. Rwy. Project pavement is being laid.
4. Human Resources Director
 - a. Ms. French noted the search for Ms. Kruiswyk's replacement has begun.
5. Finance Director
 - a. Ms. Watts noted that the audit is going well, and the opening conference will take place this month.
 - b. Ms. Watts also noted that staff is continuing to work on software implementation.
6. Director of Economic Development & Marketing
 - a. Mr. McFadden provided the EDM Report.
7. Director of Properties
 - a. Ms. Reyna discussed tenant interviews and filming.

Commission Reports- Commissioner Engelke noted that he hosted staff at his orchard. Commissioner Gordon discussed her participation in the Ag Symbiosis meetings, and Commissioner Ryckman noted her attendance at the TRIDEC Board meeting and her excitement about the Ag Symbiosis project.

RECESS

At 10:37 Commissioner Ryckman recessed the meeting for 5 minutes.

EXECUTIVE SESSION

At 10:42, Commissioner Ryckman called for an Executive Session for 15 minutes, until 10:57, to discuss potential sale price and to discuss with legal counsel potential litigation to which the agency may become a party. At 10:57 the Executive Session was extended until 11:07. At 11:07 the Executive Session was extended until 11:12, and at 11:12, the Executive Session was extended until 11:17. At 11:17, the regular meeting was resumed.

ADJOURNMENT

At 11:19 am, the meeting was adjourned.

Port of Pasco Commission:


Jean Ryckman, President

Hans J. Engelke, Vice-President


Vicki Gordon, Secretary