

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
December 12, 2025 | 2:00 p.m.

CALL TO ORDER

Commissioner Ryckman called the meeting to order at 2:00 p.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, Deputy Executive Director Stephen McFadden, Finance Director Donna Watts, Director of Human Resources and Administration Lori French, Office Manager Sabrina Melendrez, and Senior Accountant Diana Newman.

Guests: Commissioner Elect Matt Watkins, Bob Sterbank (Foster Garvey PC), James Sexton (JMS) and attorney Craig Walker, Ben Hoppe (JUB), Ty Beaver (Journal of Business), Russ Christman (Msi), Wendy Culverwell (Tri-City Herald).

APPROVAL OF AGENDA

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

CONSENT AGENDA

- a) Regular Meeting Minutes of November 12, 2025.
- b) Vouchers and Warrants #105244 - 105346 and Direct Deposit #25890 - 25927 in the amount of \$2,935,158.34 for the General Fund. Warrant #00007 for ACH in the amount of \$7,242,149.90. Vouchers and Warrants #105347-105453 and Direct Deposits #25928-25969 in the amount of \$2,088,687.35 for the General Fund.

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

PUBLIC CITIZEN COMMENT

No public comment was made.

ITEMS FOR ACTION

Osprey Pointe Update— Mr. James Sexton has requested that the Port agree to amend the Master Development schedule to the Osprey Pointe Master Development Agreement. Mr. Sexton presented commissioners and staff with spiral bound addenda to supplement previously provided memoranda on the project. Mr. Sexton expressed his desire to move forward as partners, acknowledging the struggles, frustrations and delays over the past several years and recognizing the sense of urgency. Mr. Sexton said he'd done his best to deliver a project with limited guidance from the Port and would like to return to joint discussions with the Port. He said he believes in this project and that despite past and current issues, everyone can get back on track.

Commissioner Gordon stated how excited she was at the beginning of this project, adding that she wasn't, however, expecting Port staff and commissioners to be as involved as they have been. Commissioner Gordon referenced the recent Darigold project, which was a significantly larger scope and budget and required far less Port involvement. Attorney for JMS, Craig Walker, added that he'd like to see further collaboration between Port and JMS without the need for attorneys.

Commissioner Ryckman noted that action on this item would be delayed until after Executive Session.

RECESS

At 2:45 p.m., Commissioner Ryckman recessed the meeting for 5 minutes, until 2:50 p.m., noting that upon return, the meeting would go into Executive Session. At 2:50 p.m., the meeting resumed.

EXECUTIVE SESSION

At 2:50 p.m., Commissioner Ryckman announced that the Commission would recess into an Executive Session pursuant to RCW 42.30.110(1)(i)(iii) for 30 minutes, until 3:20, to discuss legal risks of a proposed action or current practice that the agency has identified when public discussion of the litigation or legal risks is likely to result in an adverse legal or financial consequence to the agency, with potential action to follow.

At 3:20 p.m., Executive Session was extended for 10 minutes, until 3:30. At 3:30 p.m., Executive Session was extended for 10 minutes, until 3:40 pm. At 3:40 p.m. the regular meeting was resumed.

In attendance in the Executive Session were Attorneys Bob Sterbank and Heidi Ellerd, Adam Lincoln, Stephen McFadden, Donna Watts, Lori French, and Commissioner-Elect Matt Watkins, who took his Oath of Office on December 4th following election certification for Franklin County.

ITEMS FOR ACTION

Osprey Pointe

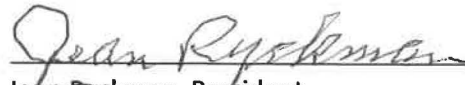
Upon return from Executive Session, Commission Ryckman stated how much she had been in support of and looking forward to the project from the beginning, however, the proposed amended schedule "front loads" too much residential development which is not in line with the Port of Pasco's mission for economic development and is not compatible with the vision of the original agreement.

Commissioner Ryckman moved and Commissioner Engelke seconded to deny the request by JMS Development, LLC for an amendment to the Master Development Schedule for the Port of Pasco and JMS Development Agreement for Osprey Pointe and to authorize the Executive Director to issue Notices of Termination of the Master Development Agreement. Motion passed unanimously.

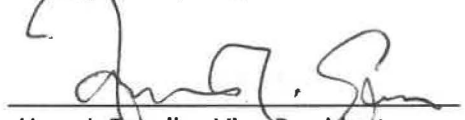
ADJOURNMENT

At 3:44 p.m., the meeting was adjourned.

Port of Pasco Commission:



Jean Ryckman, President



Hans J. Engelke, Vice-President



Vicki Gordon, Secretary