PORT OF PASCO

PROGRESS REPORT



A LETTER FROM OUR COMMISSION

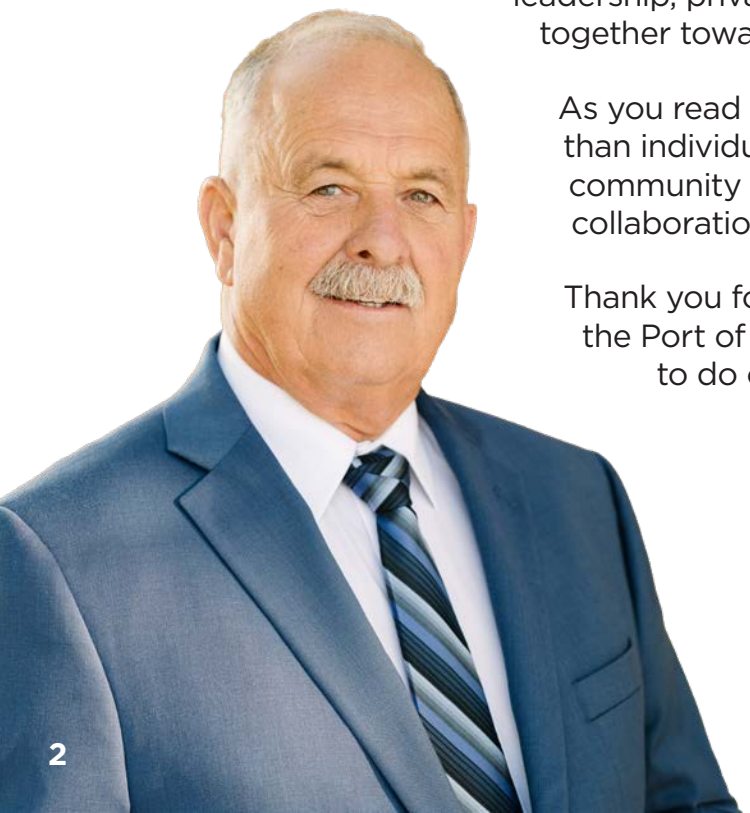
Hans-Joachim Engelke, Commission President

On behalf of myself and my fellow Port Commissioners, welcome to our first comprehensive look back at the work, partnerships, and investments shaping the Port of Pasco.

As Commissioners, we're entrusted with a responsibility that extends beyond today's projects. Every decision we make is guided by a simple question: How can we create lasting opportunities for the businesses, communities, and families who call this region home?

That responsibility means thinking beyond the next budget cycle or construction project. It means investing in infrastructure that attracts employers, strengthening transportation networks that connect our region to the world, and building partnerships that help our community thrive for generations to come. Just as importantly, it means being thoughtful stewards of the public resources entrusted to us.

The stories throughout this report reflect that long-term commitment. They highlight the people, partnerships, and projects that are moving our region forward, while demonstrating what's possible when local leadership, private industry, and government work together toward a common goal.



As you read these pages, I hope you'll see more than individual accomplishments. I hope you'll see a community preparing for the future with purpose, collaboration, and optimism.

Thank you for taking the time to learn more about the Port of Pasco and the work we're privileged to do on behalf of our community.

LEADERSHIP TRANSITION

Adam Lincoln, Executive Director

The Port underwent a significant leadership shift in 2025 as longtime Executive Director Randy Hayden and Commissioner Jean Ryckman entered retirement. After many years of service, both left big shoes to fill. Former Pasco City Manager Adam Lincoln came on board as the new Executive Director, meeting a staff he called "extremely friendly and patient with my nervousness and excitement."

Settling into his new role, Adam is eager to continue the Port's tradition of leading the way for economic development in Franklin County. Top priorities for the new Executive Director include diversifying the Port's portfolio through projects like industrial symbiosis, building strong relationships with other ports and the NW Seaport Alliance, and showcasing the Tri-Cities Airport - PSC to the region as a key Port asset.

Adam is also looking forward to working closely with new Commissioners Hans J. Engelke and Matt Watkins, in addition to longstanding Commissioner Vicki Gordon.

"The Port Commissioners bring a variety of perspectives. Vicki has years of experience with Port projects; Hans is our farming expert and advocate for developing projects in the northern part of the county; and Matt's knowledge of the nuts and bolts of local government is really invaluable."



TEAM UPDATES

Commissioners



Vicki Gordon
Vice President, Port District 1



Matt Watkins
Secretary, Port District 2



Hans J. Engelke
President, Port District 3

"A big reason why I ran was seeing firsthand over the years the incredible things the Port has done and wanting to make sure that success continues. I pledge to do my best as a commissioner to learn, listen, and lead... and do it with respect for the position, the Port as an entity, and the people who make it all happen."

Commissioner Matt Watkins, District 2

New Faces



Adam Lincoln
Executive Director



Rohana Carmichael
Economic Development Program Manager



Jaime Vera
Project Manager



Sabrina Melendrez
Office Manager

New Titles



Stephen McFadden
Deputy Executive Director, Economic Development Division



Barry Gilk
Assistant Airport Director



Don Faley
Assistant Airport Director of Facilities & Maintenance



Tara White
Assistant Airport Director of Properties

PROFESSIONAL DEVELOPMENT

Port staff improve their knowledge and skills

Director of Properties Mayra Reyna graduated from the year-long Leadership Tri-Cities program, designed to develop confidence and connection among our area's top professionals.

"Leadership Tri-Cities reminded me that effective leadership is built on relationships, collaboration, and a willingness to serve," Mayra said. "I graduated with a stronger network, a greater appreciation for our community, and ideas I can apply both at the Port and in my everyday life."

Meanwhile, Jaime Vera earned his South Puget Sound Project Management Certificate, which he says, "strengthens my ability to plan, manage, and deliver complex public infrastructure and capital projects, while effectively managing scope, budget, schedule, risk, and stakeholder expectations." This regional certification enhances the Port's credibility and helps ensure accountability in the use of public funds.

Jaime says his next goal is to become nationally certified by earning his Project Management Professional accreditation.

Congratulations to Mayra and Jaime on their impressive professional development!



SPECIAL VISITS

The Port hosted many visitors this past year, including school groups, community members, and business leaders. Two notable gatherings included the Legislative Breakfast and a delegation from Colima, Mexico, coordinated by the Colima-Pasco Friendship & Collaboration Association (COPA). These visits strengthen relationships that support future funding, cooperation, and regional growth.



COLIMA DELEGATION

June 2025

In partnership with COPA, we hosted student teachers from Colima. The group visited local education partners and toured Port development areas, creating opportunities for cultural exchange and highlighting the region's economic and educational assets. Our guests even had the chance to launch PSC balsa wood airplanes off the balcony at our Osprey Pointe office! We plan to welcome another delegation in 2026.

LEGISLATIVE SITE VISIT

October 2025

We hosted a legislative breakfast alongside the Phase 1 rail groundbreaking at the Reimann Industrial Center to connect with regional lawmakers and showcase critical infrastructure projects. It was a great opportunity to share our economic development goals with state lawmakers and answer their questions. These conversations helped lay the groundwork for future funding, including $500,000 in state support for engineering and feasibility efforts. To maintain our close working relationship with state lawmakers, we plan to make the legislative breakfast an annual event.





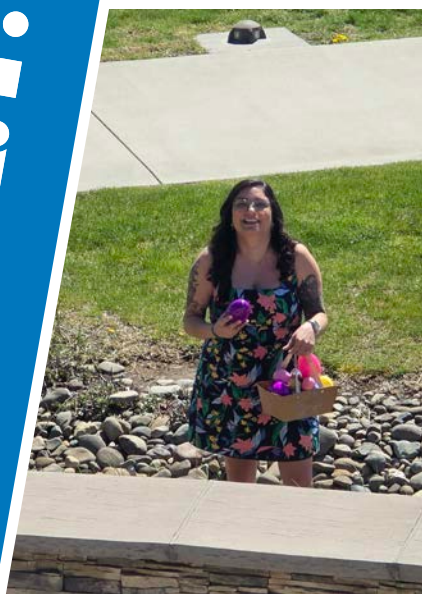


POP CULTURE






It's a religious thing with people -
that they get together
and help their neighbors.
It really hits the
very core of what makes
human beings human.
12-3-25
Port of Pasco
Food Drive 3870 - 3225
meals!






KEEP FROZEN 0°F OR BELOW
Sysco
Imperial
POTATO DICE SKIN ON
$1.99


Sysco
Imperial
POTATO DICE SKIN ON



P.O.P. CULTURE
ONE TEAM. ONE VOICE. ONE PORT.

SECOND HARVEST

Volunteer Work

During a time of transition and growth, new Executive Director Adam Lincoln introduced a vision for a stronger connection across the Port: “One Team. One Voice. One Port.”

Inspired by that direction, Office Manager Sabrina Melendrez developed and initiated the PoP Culture program, with support from leadership and staff across the organization helping to bring its events to life. This initiative is designed to strengthen relationships, build morale, and foster a shared sense of purpose across teams.

According to Sabrina, the program “reminds people that they matter, their work matters, and they’re part of something shared.”

This vision took shape with a volunteer event at Second Harvest, where employee participation exceeded expectations and reinforced the value of coming together outside the workplace.

That momentum continues to shape future efforts. What started as a simple idea has made major inroads to unite staff as “one Port.”

COMMUNITY OUTREACH







For Port leadership and staff, being present in and supporting our greater Tri-Cities community is a key part of our mission. Among many presentations, sponsorships, and festivals, here are the highlights of our outreach in 2025:

- **Acquiring a new passenger van to provide tours of our development areas, check in with tenants, and attend community events.**
- **Sponsoring the Mid-Columbia Ag Hall of Fame to fund scholarships for local students to study agriscience.**
- **Matching a Community Economic Revitalization Board (CERB) grant and facilitating a community survey and site readiness study to help the City of Connell navigate the closure of Lamb Weston.**
- **Sponsoring meetings of our local economic development partners, including TRIDEC, the Pasco Chamber of Commerce, the Hispanic Chamber of Commerce, and the Tri-City Regional Chamber of Commerce.**
- **Hosting our popular tenant appreciation barbecue.**
- **Co-sponsoring the opening of Orion High School on the grounds of the original Pasco Airport, to support the next generation of aerospace innovators.**
- **Sponsoring Riverfest and engaging local children through toy boat-making and flying balsa-wood PSC airplanes.**

We were honored to be recognized by the Tri-Cities Hispanic Chamber of Commerce as their 2024-25 BIG BUSINESS OF THE YEAR for our commitment to the betterment of the Tri-Cities community through economic growth and job creation.

ECONOMIC DEVELOPMENT TEAM

STRATEGIC PLAN AND CREATION

As the Port's projects and partnerships continue to expand, internal alignment has become just as important as external growth.

Following the adoption of the Port's strategic plan, leadership began implementing key priorities, including site readiness, industrial land development, and stronger regional partnerships. To support this work, the Port added a new position and restructured responsibilities within a newly coordinated Economic Development team.

Executive Director, Adam Lincoln, and Deputy Executive Director, Stephen McFadden, helped guide the shift, creating a structure that allows staff to respond quickly to prospective tenants, while proactively supporting existing partners. The changes position the Port to approach future opportunities with greater coordination, speed, and strategic focus.

Comprising staff from the airport, operations, property leasing, office management, and business recruitment and attraction, the Economic Development team streamlines the Port's economic development efforts and increases collaboration across the broad spectrum of projects and strategic plan priorities. The team meets regularly, with goals such as promoting open communication and idea sharing, problem-solving, and keeping projects in alignment with the Port's overall objectives and priorities.

"Strong economic development starts with strong teams. As our work grows, we're investing just as intentionally in the people, collaboration, and culture that make the work possible." – Stephen McFadden



L to R: Stephen McFadden, Rohana Carmichael, Jaime Vera

DARIGOLD
AT REIMANN INDUSTRIAL CENTER

When Darigold selected Pasco for its newest production facility, it wasn't by chance. The infrastructure readiness of the Reimann Industrial Center aligned precisely with the company's long-term regional plan.

Backed by more than $1 billion in private investment, the 500,000-square-foot facility is now the largest dairy processing plant in the Pacific Northwest. From groundbreaking in September 2022 to becoming operational in July 2025, the project reflects coordinated execution between the Port of Pasco, the City of Pasco, Franklin County, state leaders, and industry partners.

In the heart of Washington's dairy-producing region, Pasco offers direct access to more than 100 regional farms. Rail service from BNSF Railway strengthens Darigold's national distribution capacity. The Port's investment in rail infrastructure at the Reimann Industrial Center ensures the site supports the scale and efficiency required for a modern processing facility.

The new facility has generated approximately 200 direct jobs and supported up to 800 indirect jobs through construction, warehousing, and other industries. This new Darigold location in Pasco reinforces agriculture as a cornerstone of the regional economy while expanding food processing in Washington state.

Regional legislative leaders, including members of Washington's Senate and House delegations, worked alongside the Port and City to align funding tools and infrastructure planning. Commissioner Vicki Gordon noted that the project demonstrates "what's possible when local and state partners move in the same direction with a shared long-term vision."

Thank you to our Congressional Delegation:

Sen. Mark Schoesler
Sen. Matt Boehnke
Sen. Nikki Torres
U.S. Sen. Maria Cantwell
Rep. Dan Newhouse
Sen. Perry Dozier
Rep. Mark Klicker
U.S. Sen. Patty Murray







Darigold's investment is a sign of confidence in Pasco's capacity to support large-scale, infrastructure-driven industry for decades to come.





REIMANN
Phase 1 Rail Project

- **Connects Reimann Industrial Center to the BNSF rail yard**
- **State and Port funded**
- **Construction of approximately 6,100 feet of industrial rail began in 2025 and was completed in 2026**

BY THE NUMBERS

Reimann Industrial Center Momentum

- $4.5M Cold Summit land transaction - under contract
- $6.195M Second-phase property acquisition for Cold Summit - under contract
- $3.9M Phase 1 Rail Project groundbreaking - October 2025
- $3.71M loan and $654K grant from CERB & WA Department of Commerce; Port match $1.09M

Investment at Reimann Industrial Center extends well beyond a single project. These projects reflect the continued momentum at the Reimann Industrial Center as the Port prepares sites, infrastructure, and partnerships to support future industrial growth.





PIC 395
Amazon Delivery Station

Amazon's delivery station at Pasco Industrial Center (PIC) 395 reflects growing regional demand for more efficient last-mile delivery as online shopping continues to expand. It also demonstrates the value of long-term site preparation, including transportation access, utility capacity, and development-ready land, which allows projects of this scale to move forward quickly.

Initial negotiations began in 2021 before evolving into the $25M facility that was opened in 2025. Today, the center supports 150 new jobs and serves 15 zip codes across the region. The project demonstrates how strategic land planning and infrastructure investment support major employers and expand service reach for communities across the Tri-Cities.

PIC 395
Old Dominion Freight

A long-standing presence in the Tri-Cities, Old Dominion Freight continues its investment in the region with its move to PIC 395, a Port of Pasco development area.

- Relocated to the Port of Pasco property to support long-term growth
- New 17.9-acre site provides space for expanded operations
- Modern 65-door service center improves freight efficiency
- Maintains direct access to key regional transportation routes

Old Dominion Freight can now scale its operations while maintaining the transportation connectivity essential to its success. We're proud to support companies with deep roots in our community as they continue to grow and invest in the region's future.





LAMPSON CRANE

Building a Legacy Together

For nearly 80 years, Lampson International has grown from a small Tri-Cities crane company into a worldwide leader in heavy lift, heavy haul, engineering, manufacturing, and specialized transportation. For more than half of that journey, the company has called the Port of Pasco's Big Pasco Industrial Center home.

What began as a need for additional space has evolved into a partnership built on opportunity, growth, and a shared commitment to the region. Today, Lampson's operations benefit from direct access to rail, highways, waterways, and the Tri-Cities Airport, allowing its equipment and expertise to reach customers around the globe while remaining firmly rooted in Pasco.

That long-term investment in the community was reaffirmed this year as Lampson signed a new 35-year lease at Big Pasco, continuing a relationship that has supported generations of employees, innovation in heavy-lift technology, and economic growth throughout the region.

Lampson's story reflects what's possible when businesses have the space, infrastructure, and stability to grow over the long term. As the company looks toward its fourth generation of family leadership, we're proud to celebrate a legacy of innovation, resilience, and community that continues to shape the Tri-Cities and reach far beyond it.

We look forward to seeing where the next chapter takes Lampson and the impact they'll continue to make, both here at home and around the world.

"The Tri-Cities is a great place to do business. This is our home. This is where our people live, where we provide work for their families, and this will be home for us forever."

Kate Lampson, Director of Business Development & Strategic Communication







"Our success has always been built on thinking for the long term, investing in our people, and growing where we have strong partners and room to innovate."

Bill Lampson, CEO





INVESTING

In the Future of Big Pasco

Big Pasco Industrial Center continued to benefit from strategic investments focused on preserving and improving one of the Port's most important industrial assets. Throughout the year, we completed a variety of facility improvements, including roof replacements, new warehouse canopies, dock and ramp repairs, siding upgrades, utility improvements, overhead door replacements, and other infrastructure enhancements designed to improve safety, functionality, and tenant operations.

These investments support a business park that remains highly occupied and continues to serve a diverse mix of manufacturing, warehousing, logistics, agricultural, and industrial tenants. By maintaining and modernizing existing facilities, we're helping businesses operate more efficiently today while extending the property's value for years to come.

Looking ahead, we're building on that momentum through a comprehensive Facilities Condition Assessment. This proactive effort will establish a long-term roadmap for future maintenance and capital improvements, ensuring Big Pasco remains a competitive, reliable, and well-maintained home for the businesses that help drive our regional economy.

2025 Improvements:

- New warehouse canopies
- Roof replacement projects
- Dock and ramp repairs
- Warehouse re-siding and exterior improvements
- Overhead and man door replacements
- Underground water utility improvements
- New entry signage and site striping

Looking Ahead:

- Comprehensive Facilities Condition Assessment underway
- Long-term capital planning informed by tenant feedback
- Future priorities include lighting, loading areas, rail infrastructure, HVAC, and site safety improvements

BIG PASCO
TENANT MILESTONES

All Safe Pest Control
65 YEARS

Fisheries
50 YEARS

Lampson International
49 YEARS

Mid-Columbia Warehouses
34 YEARS

Zen-Noh Hay
30 YEARS

Safety-Kleen Inc.
30 YEARS

Goodwill
29 YEARS

IEDS Logistics
26 YEARS

Linde Inc.
25 YEARS

Tri-City Delivery
15 YEARS

A&O Trucking
10 YEARS

Coleman Oil Co.
10 YEARS



HIGHLIGHT:
Wheelhouse Events

Economic development takes many forms, including spaces that bring the community together. Opened in June 2025, the Wheelhouse Event Center at Big Pasco transformed an existing Port-owned property into a welcoming, multi-use venue for weddings, corporate gatherings, and community celebrations. Wheelhouse Events' Corina Manzano and the Port's partnership resulted in a new gathering place within the Big Pasco development area that strengthens community connections and supports local entrepreneurs in the region's growing event economy.





PORT OF PASCO

INDUSTRIAL SYMBIOSIS PARK

We made significant progress in 2025 toward establishing an Industrial Symbiosis Park in the Columbia Basin. Supported by a $150,000 grant from the Washington State Department of Commerce, we engaged the Center for Sustainable Infrastructure (CSI) and Danish consulting firm Hebsgaard Larson (H|L) to conduct a comprehensive feasibility study evaluating opportunities for industries to share resources, reduce waste, and create new economic value.

Former Executive Director Randy Hayden had originally visited CSI as part of a group of Washington state leaders and legislators. He was so impressed by the Danish strategies for clean energy production and reuse models for power and wastewater that he convened a group of stakeholders for a similar project at the Port of Pasco. Department of Commerce funding propelled the project into an initial feasibility study as new Executive Director Adam Lincoln and Deputy Executive Director Stephen McFadden took the reins.

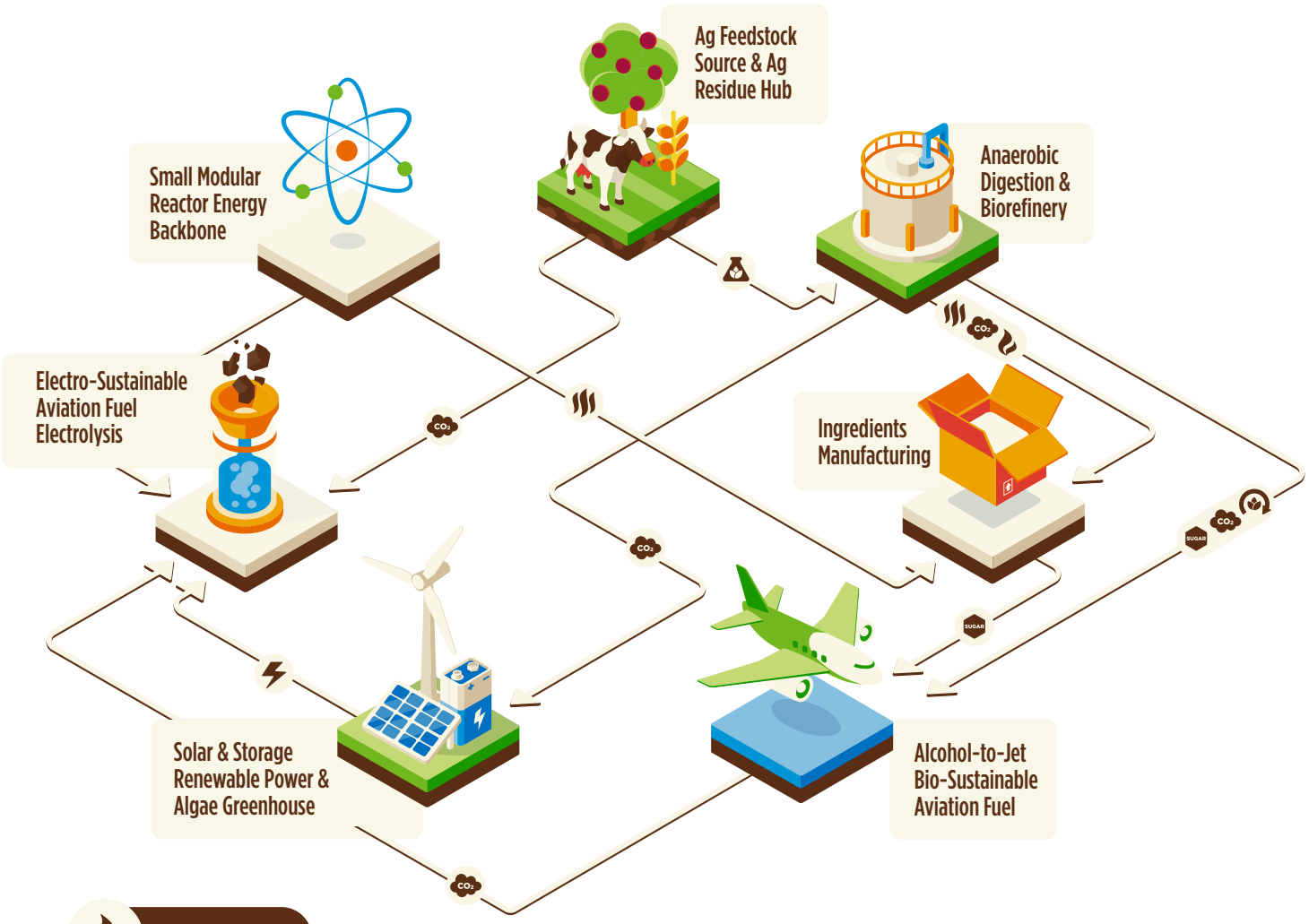
In 2025, Adam and Stephen traveled to Denmark alongside other Washington leaders to learn more about industrial symbiosis. What they saw reinforced the potential for Pasco:

- **Industry-led sustainability can reduce environmental impact while remaining profitable**
- **Coordinated infrastructure and utilities are key to long-term success**
- **Strong public-private partnerships accelerate innovation**

Building on the completed feasibility study, we secured $250,000 in additional state funding to further evaluate how a sustainability model could work locally. As conversations continue with industry and utility partners, our work represents an early but important step in exploring new opportunities for job creation, innovation, and sustainable growth in our region.

“2025 was a pivotal year for the Port’s work on industrial symbiosis,” Stephen said. “We presented the concept at a WPPA meeting, there have been ongoing meetings with stakeholders in industry and utility sectors, and companies are already approaching the Port about being involved in a green initiative and carbon- reduction efforts. We want this to be part of the Port’s legacy.”

INDUSTRIAL ECOSYSTEM



The park starts on the farm. Columbia Basin crops and residues feed the entire ecosystem.



"Everywhere we went, we saw where industry had made a commitment to sustainable practices to reduce the long-term impacts on the natural resources of their community, and they're still prospering."

Stephen McFadden
Deputy Executive Director, Economic Department Division

PORT OF PASCO
TRI-CITIES AIRPORT
AIM CENTER



AIM CENTER

Aerospace, Innovation & Manufacturing

In 2025, the Port of Pasco built new momentum for the Aerospace, Innovation & Manufacturing (AIM) Center, advancing both site-readiness planning and business recruitment for the proposed 450-acre development adjacent to the Tri-Cities Airport.

Building on more than $416,000 in completed state-funded site analysis and technical studies, the Port pursued federal funding to support engineering and design for the AIM Center's first 125 acres. Although the request was not awarded in 2025, the proposed work remains a critical next step toward infrastructure development and the long-term goal of preparing Area 1 for aerospace and advanced manufacturing operations.

The Port also strengthened its industry recruitment efforts by partnering with ResearchFDI to generate business leads and begin conversations with companies exploring future opportunities at the AIM Center. To support that outreach, the Port plans to develop a coordinated marketing package that includes a physical mailer, introductory email, and follow-up email templates.

The AIM Center website was refreshed to speak more directly to aerospace and advanced manufacturing decision-makers. The updated site showcases the development's large-scale land availability, airport and runway access, infrastructure-forward planning, regional workforce pipeline and room for long-term expansion. Together, these efforts sharpened the AIM Center's market positioning and prepared the Port to continue recruitment and development as new funding and partnership opportunities emerge.



INFRASTRUCTURE
and Capital Improvements

The Tri-Cities Airport (PSC) saw substantial growth in 2025 with new nonstop destinations, expanded infrastructure, and over 1 million passengers served! PSC's vision for the future includes continued growth and cementing its status as a regional transportation hub. Toward that end, several projects were launched last year to facilitate increasing passenger counts and daily flights:

- **Repaving the East General Aviation Apron**
- **Shifting the main runway**

The goal of enhancing PSC's infrastructure is to ensure it meets the needs of the expanding Tri-Cities population for years to come, and pavement on the East General Aviation Apron had not received a major overhaul since the WWII era. Repaving and restriping made it a significantly smoother and safer environment for moving aircraft. The runway relocation brought PSC into compliance with FAA engineering standards, improving aircraft safety and facilitating future growth at the airport.

Inside the terminal, an expansion of the inline baggage area is expected to be complete by the end of 2026. This project will triple the space, allowing operators to be more efficient.

Next on the list of improvements is the addition of two boarding doors and three jet bridges, allowing more flights to board simultaneously. Airport Director Buck Taft describes the jet bridge project as the first step in expanding the terminal to accommodate future passenger growth. A terminal area study will follow to help guide the next phase of expansion. As demand for affordable, reliable regional air service continues to grow, PSC is ready to grow with it.

PSC TRI-CITIES AIRPORT

Community Partnerships

With a new service aimed at improving traveler convenience, PSC partnered with Ben Franklin Transit (BFT) to provide bus transportation to and from the airport Monday through Friday. The new route represents expanding options to make it easier for passengers to reach the terminal.



"This is exciting news for both airport employees and travelers alike. We're thrilled to offer you another way to get where you need to go."

Buck Taft, Airport Director

PSC also collaborated with the Yakama Nation this past year to feature the work of talented native artists on the airport walls. Rotated annually, this collection features key elements of life in the Pacific Northwest, including agriculture, culture, natural resources, technology, and more. PSC is grateful to those who submitted art to brighten the airport — and inspire the thousands of passengers who traverse it each year.

Commercial Developments

Also during 2025, several plans to improve the traveler experience at PSC took shape. Improvements include:

- **Hilton Home 2 Suites** – A1 Hospitality championed the addition of this extended-stay facility that opened on June 1, 2026.
- **Quick-turn facility** – A fueling station and car wash to streamline rental services and increase efficiency.





Route Expansions

PSC announced the addition of two new nonstop destinations in 2025: Orange County (SNA) and Portland (PDX). In 2026, Allegiant's inaugural flight from PSC to SNA took off Feb. 12, and Alaska Airlines' service to Portland began on June 10.

"Our goal is always to give our community more options to get where they need to go. Orange County gives us a great destination in Southern California, and Portland opens up a world of connections at a major international airport."

Buck Taft, Airport Director





Celebrating 20 Years!

PSC hit a special milestone in 2025: Two decades of partnership with Allegiant. This major airline provides nonstop service to Las Vegas, Phoenix - Mesa, and most recently, Orange County!

allegiant®

AIRPORT
TENANT MILESTONES

OVER 25 YEARS!

Delta

Horizon/Alaska

United

Lamb Weston

Bergstrom Aircraft

Battelle

Enterprise, Alamo, National Car Rental

Avis-Budget Car Rental

Hertz Car Rental

FINANCE TEAM

INVESTING BEYOND INFRASTRUCTURE

Just as the Port continues to invest in infrastructure across the region, we're also investing in the systems that support our daily operations.

This year, our Finance team began implementing Sage Intacct, a modern cloud-based financial management system designed to improve efficiency, strengthen reporting, and provide more timely financial information across the organization. As the Port continues to grow, the new system will replace manual processes with streamlined workflows, helping staff spend less time on administrative tasks and more time supporting projects that benefit our tenants and community.

The transition represents more than a software upgrade. It's an investment in transparency, collaboration, and long-term stewardship. By providing more accessible financial data and improving reporting capabilities, Sage Intacct will help the Port make informed decisions, respond more quickly to changing needs, and responsibly manage public resources for years to come.

"Our goal is simple: give staff better information, streamline our processes, and make sure we're being responsible stewards of public resources."
– Donna Watts, Director of Finance



L to R: Diana Newman, Donna Watts, Ariel Torres

INVESTMENTS

$42+ MILLION INVESTED IN 2025!

Port Funds	Tri-Cities Airport Funds	Grant & Loan Projects
Big Pasco Industrial Center $755,975	Airfield - $3,725,723	FAA Airport Improvement Program Projects - $21,694,168
Reimann Industrial Center - $7,985,185	Terminal - $782,209	Customer Facility Charge (CFC) Projects - $6,122,302
Other Development Areas - $38,661	Industrial Center - $241,798	Reimann Industrial Center - $928,253
	Business Center - $185,026	
	Aircraft Rescue and Firefighting Vehicle (AARF) - $180,860	
	Equipment - $209,457	
$8,779,821	**$5,325,073**	**$28,744,723**

PORT OF PASCO PROJECT HIGHLIGHTS

Big Pasco Industrial Center

- Warehouse siding updates
- Roof repairs
- Warehouse rail dock canopies

Reimann Industrial Center

- Land purchase
- Phase 2 infrastructure planning

TRI-CITIES AIRPORT PROJECT HIGHLIGHTS

Airfield

- East GA apron
- 12-30 runway shift
- Operations upgrades

Terminal

- Phase 1 terminal expansion
- Ticket counter expansion

CFC

- Quick Turnaround Facility for rental car tenants

LOOKING AHEAD

As we look to the year ahead...

The Port of Pasco remains focused on steady progress, strong partnerships, and smart investments that support the people, businesses, and industries that keep our region moving. Across our properties, facilities, and partnerships, our work is guided by a simple goal: preparing for growth in ways that create lasting value for the community. With that in mind, here are a few of our key plans for progress.

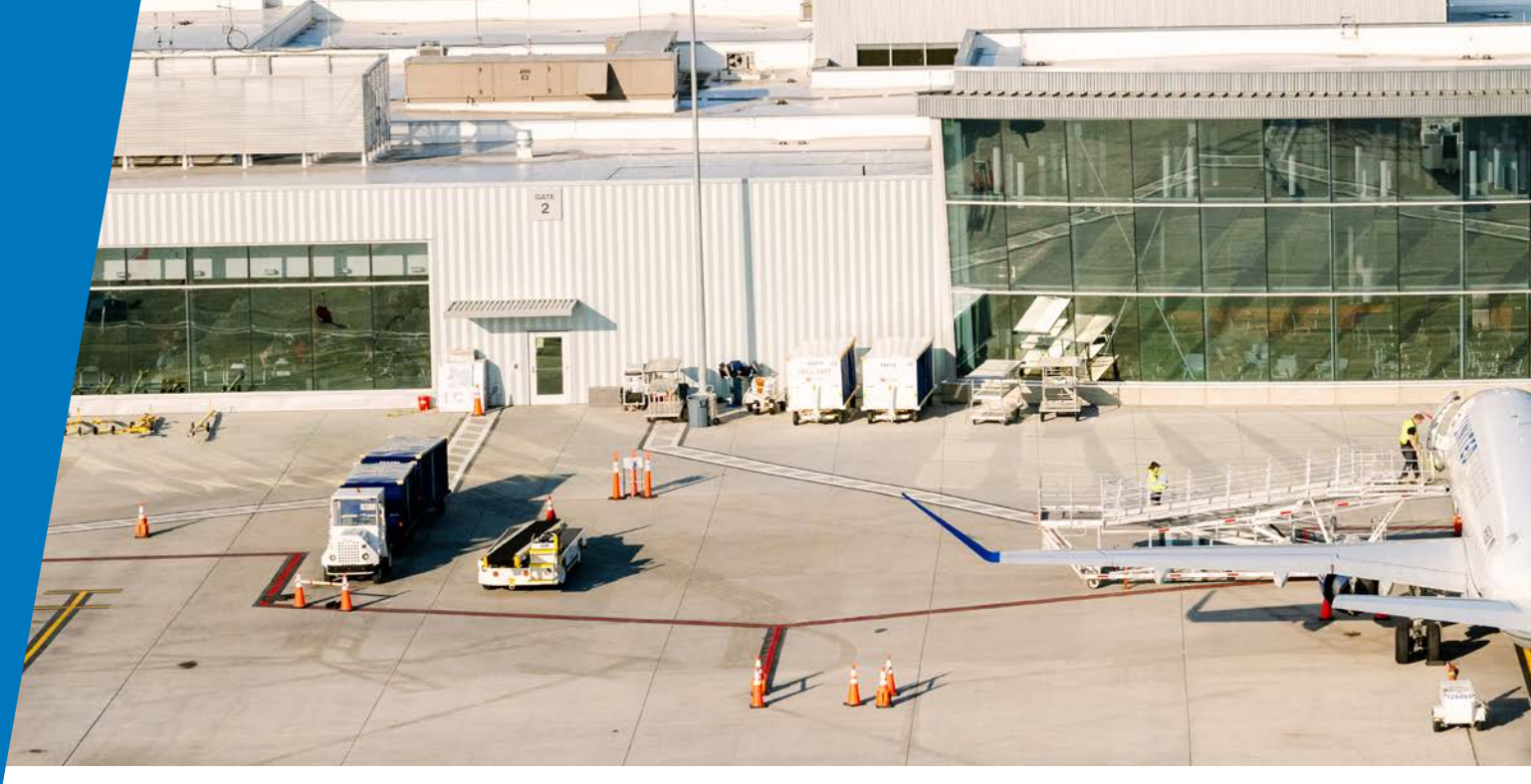


PORT OF PASCO



Reimann Industrial Center

In 2025, a deal was struck to double the size of this flagship Port property. In the coming year, Reimann North and Reimann East will move forward in different stages. Balcom & Moe will continue to farm the land at Reimann East, while we conduct an engineering master plan analysis of the 320 acres, positioning the project for future state infrastructure funding. Key priorities for Reimann North include advancing a $5.5 million waterline project, continuing work toward the Cold Summit deal, and supporting potential sale activity for the remaining lots. Rail expansion will also remain an important part of the Port's long-term strategy, including continued conversations around a possible Northwest Seaport Alliance extension.



Tri Cities Airport - PSC

At the Tri-Cities Airport, we are laying the groundwork for the next decade of passenger growth. The terminal area study will help guide future improvements so passengers can move through PSC more comfortably and efficiently. Relocating the outdated air traffic control tower continues to be a top priority. Plans for the new tower will ensure PSC meets FAA and ADA compliance standards, while also establishing a geographic layout that permits terminal and runway expansion. Additional plans for a future snow-removal equipment facility will help keep the airport safe, reliable, and ready for what comes next.

Connell Partnership

In the summer of 2026, the Port signed an interlocal agreement with the City of Connell to formalize its assistance with economic development efforts in North Franklin County. We have been walking land sites with a realtor to identify sites for potential development and will help with applying for CERB funds to make the site shovel-ready for future developers. Additionally, the Port website will feature a page dedicated to the Connell partnership to increase the area's visibility for business investors.



Industrial Symbiosis Park

In the year ahead, we hope to capitalize on the momentum for an industrial symbiosis park in Pasco. $250K in state funding has been secured for next steps, including:

- **National manufacturing market analysis**
- **Bio-feedstock inventory for Eastern Washington and Northeastern Oregon**
- **Identification of waste-to-energy technologies and thermal heat and energy generation/reuse models currently deployed within the United States**

We will also continue conversations with potential business partners, legislators, investors, environmental experts, and educators to build the network of expertise needed to successfully launch this project.

Together, these efforts reflect what makes the Port effective: wise investment, reliable follow-through, and a small, capable team committed to strengthening the regional economy. We're looking forward to a bright and productive future!

PORT OF PASCO

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PortOfPasco.org



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