

# PORT OF PASCO

CONNECTING HERE WITH THERE

## Darigold, Inc. to Anchor New Reimann Industrial Center

The Port's new Reimann Industrial Center has its first occupant lined up, and it is a big one.

In July, Port Commissioners approved the sale of approximately 150 acres of the 300-acre Reimann Industrial Center to Darigold, Inc. This action makes it possible for the industrial park to become the home of the most sophisticated large-scale milk protein facility in North America where Darigold plans to produce a new specialized protein powder and butter. More than 50 percent of the facility's finished product is intended for export, with an emphasis on the Pacific Rim.

The specialized 400,000-square-foot facility will incorporate a variety of innovative technologies and conservation strategies, which combined, could mitigate over 300,000 metric tons of CO<sub>2</sub>e per year.

"We are excited by Darigold's decision to locate at Reimann," Commission President Jim Klindworth said. "Darigold's investment of approximately \$500 million for the new facility is the largest private industrial development to ever occur at the Port of Pasco. The new jobs at the plant, and the new jobs at dairy farms, create extraordinary opportunities for Franklin County residents."

Darigold is expecting to create over 1,000 onsite and indirect supply chain and services jobs.

"We are thrilled to welcome Darigold to Pasco and to Reimann as the anchor tenant in the Port's largest industrial park. It's incredibly rare to attract a project of this size and scope," Port Executive Director Randy Hayden said. "Darigold's state-of-the-art facility will use the latest technology, serve as a model of sustainability and create a new market for our region's ag producers."

Darigold has been working with the Port since the fall of 2020 as part of its extensive Pacific Northwest search for the right location for its new facility.

"Our producers have been at the vanguard of the dairy sector for over 100 years, constantly building on their outstanding record of sustainability and stewardship practices," said Stan Ryan, President and CEO of Darigold. "They are proud to boost the co-op's competitiveness with this future-forward investment in a next-generation dairy facility, preserving the legacy of nearly 350 multigenerational farms."

Initial site development is expected to start in early 2022 with full commercial production targeted for late 2023 or early 2024.



### Infrastructure development key

The project depends upon several time-sensitive deadlines, including construction of the infrastructure that will serve the industrial center.

"Our local and state partners creatively rolled up their sleeves to launch a plan that makes it possible to deliver critical infrastructure to Reimann to serve the Darigold project," Hayden said. "We're especially grateful for the Washington State Legislature's support of \$7.5 million to cover part of the costs for water, wastewater, roads, and rail improvements."

Securing the \$7.5 million in the state's capital budget was spearheaded by 9th District Sen. Mark Schoesler, one of the lead capital budget negotiators, and supported by 8th District Sen. Sharon Brown and 16th District Sen. Perry Dozier, who each recognized the importance of securing this new facility for the region. The project was initially funded only in the Senate's capital budget proposal, but through negotiations with the House and support from our regional legislators from both the Senate and House, the funding remained in the final capital budget adopted by the full legislature.

Installing the infrastructure for this first phase of Reimann is set to cost an estimated \$16 million. Additional financing toward the infrastructure will include the proceeds from the sale of the land, a grant from the Franklin County .09 Fund (see related article) and tax increment financing (TIF) subsidies.

In addition, the City of Pasco is making major investments in its water system and wastewater treatment facilities to support Darigold. Franklin County, Franklin PUD and TRIDEC are also making key investments.



FALL  
2021

PAGE 2

RESER'S AND PORT  
WORK TOGETHER

PAGE 3

THE IMPORTANCE  
OF OUR DAMS

PAGE 5

NEW AIRLINE  
ADDS SERVICE

PAGE 8

SPACE FOR YOUR  
BUSINESS AT THE PORT

# Reser's and Port Work Together on New Industrial Site

When Reser's Fine Foods was looking for a site for expansion, it found a 93-acre piece of property on the east side of Highway 395, across from the Pasco Processing Center.

Reser's only needed 38 acres and that gave the Port of Pasco an opportunity to create the Pasco Industrial Center 395 (PIC395) on the remaining 55 acres.

Mark Reser, CEO of Reser's Fine Foods, Inc., said "Our relationship with Pasco dates back to 1998, when we built our first plant here. The long-standing partnership with this community really made Pasco an attractive option when we were deciding where to locate our next facility. Thanks to the cooperation and efforts of the Port and City of Pasco, we've been able to expedite this project and stay on track with our fast-paced timeline."

Reser's plans to build a 250,000-square-foot facility – over twice the size of its current facility in the Pasco Processing Center - to accommodate rising demand for fresh prepared foods. It plans to retool the current plant to support future growth as consumer enthusiasm for convenient mealtime solutions continues to grow.

The Port's property was purchased from Cox Family Land, LLC for \$4.4 million. It will fill an immediate need for shovel-ready industrial land while the Port completes infrastructure extension to the Reimann Industrial Center, which is expected to take up to 2 years.

"We are very excited to add this new property to the Port's portfolio," said Jim Klindworth, Port Commission President. "It will help us meet heavy demand for industries that are ready to go."

The Port will again collaborate with Franklin County, the City of Pasco and Franklin PUD on development. The Port expects the new center will see clients similar to the Pasco Processing Center, but also expects new industry targets will be attracted to the site.

"The Cox property was an opportunity we couldn't pass up," said Randy Hayden, Port of Pasco Executive Director. "With Reser's looking to expand and with the increasing growth in the industrial sector, the Port wanted to have property available in Franklin County to locate new business. PIC395 checks all the boxes with excellent road access to Highway 395 and other utilities already in place."

Funding for the new PIC395 site came from the Port's Economic Development Opportunity Fund. The purchase price includes water rights which can be used for agricultural and industrial purposes.

## .09 Funds Benefit Reimann Industrial Center Development Port Receives \$1 Million Grant

Each year, Franklin County receives a .09 percent share of the state's portion of sales tax revenues to use on projects that will bolster the local economy. This Sales and Use Tax for Public Facilities in Rural Counties (also known as the .09 Fund) has helped to build critical infrastructure, attract new industry and diversify economies in rural counties throughout the state.

Annually, Franklin County invites multiple entities to submit proposals for the funding. During this grant cycle, four requests were submitted totaling just over \$2.1 million of the approximately \$3.2 million available.

One of those requests was from the Port of Pasco for \$1 million for road improvements to support the new Reimann Industrial Center. The funds will be used for improvements to Railroad Avenue along the frontage of Reimann.

"This tax rebate has been a critical catalyst toward bringing new business and jobs to Franklin County since 1998," said Stephen McFadden, the Port's Director of Economic Development and Marketing. "This year, the Port was able to apply for, and was granted, funds toward improvements to Reimann. It is an important part of the funding package which helped secure the Darigold facility, and we are deeply grateful to the Franklin County Commissioners for approving these funds."



Work is already underway at the new PIC395 site, pictured in red on the map. The site is across from the Pasco Processing Center, on the east side of Highway 395.



# Imagine Our Area Without Dams

A pleasant Saturday afternoon boating and swimming at Fishhook Park. Catching a salmon below Ice Harbor Dam for dinner. Watching a barge full of Palouse wheat steadily making its way under the Highway 12 Bridge. These are all part of the experience of living the Tri-Cities lifestyle – relaxing, laid back, enjoying the sun and our rivers. And it's all made possible by dams on the Columbia and Snake Rivers.

As Port officials, we see firsthand the benefits of dams. Many of the products vital to our economy arrive by barge. A large portion of the diesel and gasoline we use is barged to Pasco and trucked to our local gas stations. For our farms, fertilizer is barged to help grow the world's greatest potatoes, apples, grapes and other crops prized in the Mid-Columbia. Here at the Port, wood chips are barged from lumber mills at Bingen and White Salmon to the Port's barge slip. From there, the chips are transferred to the Wallula paper plant to make packaging materials for cardboard boxes.

The largest commodity moved on the river system is wheat. We have four large grain terminals in the Tri-Cities that transfer wheat from trucks to barges that make their way to Portland and other deep-water terminals. There are 27 of these truck-to-barge grain terminals on the Snake and Columbia Rivers. All told, barging on the Inland Columbia Snake River System moves approximately 10 million tons of cargo valued at over \$3 billion each year.

Now imagine for a moment that barging was no longer an option. For the cargo on just the Snake River, that would mean 43,610 more rail cars or over 167,000 semi-trucks! Imagine driving to Portland and how dams work to keep all that cargo on the river instead of on a semi-truck in the lane next to you. It makes environmental sense, too; barging uses four times less fuel than trucking and minimizes greenhouse gas emissions.

It's all the more bewildering then that some groups want to remove the dams saying that those products should just be put on rail or in trucks. Providing multiple modes of transportation adds capacity to the system, keeps shipping costs competitive, and provides resiliency to freight movement. With railroads already at peak capacity and a growing shortage of truck drivers, it's crucial to keep all modes of transportation so that our economy can grow and thrive.

We invite you to learn more about how our rivers and dams provide both a thriving economy and healthy ecosystem at [www.riverfestwa.com](http://www.riverfestwa.com).

Port of Pasco Commissioners



Vicki Gordon



Jim Klindworth



Jean Ryckman



**RiverFest 2021**  
has been  
canceled due  
to COVID, but  
look for its  
return  
in 2022!



# FLYING SAFELY

As travel ramps back up, we want to help you travel safely. Here are some important reminders and tips!



## Face coverings are required.

Even if vaccinated, all visitors aged two and older are required to wear a mask or face covering while at the airport or on the plane.



## Health and safety measures remain in place.

In addition to masks, please minimize person-to-person contact and follow the physical-distancing guidelines.



## COVID-19 precautions may vary where you are going!

For the latest on requirements at your destination, visit the CDC website at [www.cdc.gov](http://www.cdc.gov).



## Greet passengers on the curb.

When picking up someone, you can conveniently wait at the cellphone lot until the passenger calls you. It's quick and easy. If you need to come into the airport, we ask only one person comes in to meet the passenger.



## Oh, and we have more dining options again!

The airport's concessionaires are up and running at full speed again, so both seated dining and grab-and-go are available.

# Welcome Back!

## Air travel is returning

During the summer, with the addition of Avelo Airlines service to Hollywood Burbank, and the summertime service by Allegiant to San Diego International Airport, the Tri-Cities Airport had nonstop service to 10 destinations – its highest offering yet.

The number of travelers using the Tri-Cities Airport continues to increase after a near shutdown of travel during the height of the pandemic.

Leisure travel is leading the way, as people are eager to travel after staying home for over a year. Business travel has lagged behind somewhat, but it is anticipated that this, too, will continue to build through the end of the year and beyond.

The Tri-Cities Airport anticipates a return to a growth curve sooner than initially expected.

Check out [flytricity.com](http://flytricity.com) to see the ongoing health and safety protocols that are keeping us all safe while flying.

And welcome back.

## Allegiant's Summer Service to San Diego a Strong Addition

Summertime travelers enjoyed the convenience of a nonstop route to San Diego provided by Allegiant. The twice-a-week service was offered between the end of May and mid-August.

"The service was well received and utilized by our travelers, particularly those traveling for leisure," said Buck Taft, Airport Director. "It was a nice addition as people were eager to return to traveling. We are hopeful the service will return again next summer."





## Avelo Airlines Adds Service to Hollywood Burbank

In April, the Tri-Cities Airport became part of aviation history when America's first new mainline airline in nearly 15 years – Avelo Airlines – took off for its first flight from Hollywood Burbank to the Tri-Cities Airport. The service is the first-ever nonstop air service between Hollywood Burbank and the Tri-Cities region.

"We are so happy to welcome Avelo Airlines," said Buck Taft, Airport Director. "The LA Basin is one of our region's top destinations, and we know that travelers will enjoy the convenience of the new airline's low cost and high value."

The route is serviced by 189-seat Boeing 737-800 aircraft – one of the most fuel-efficient commercial aircraft in the world – providing passengers with a large, comfortable cabin with more room, more seats and more seating options than the regional aircraft typically serving the Tri-Cities Airport.

The flight service currently departs Hollywood Burbank on Tuesdays, Thursdays and Saturdays at 8 a.m., arriving in the Tri-Cities at 10:20 a.m. The flight to Hollywood Burbank departs at 11 a.m., arriving at 1:30 p.m.

The Tri-Cities-to-Hollywood Burbank flight has been one of the highest performing services in Avelo's offerings.

## Congratulations Buck Taft!

A big congratulations to Airport Director Buck Taft for earning his Accredited Airport Executive (A.A.E.) accreditation! It takes an incredible amount of education, analysis and experience in the aviation industry to achieve A.A.E. status. Way to go, Buck!



## Enjoy Some History While at the Tri-Cities Airport

Waiting is often synonymous with being at an airport, but we have something special that can help keep you occupied!

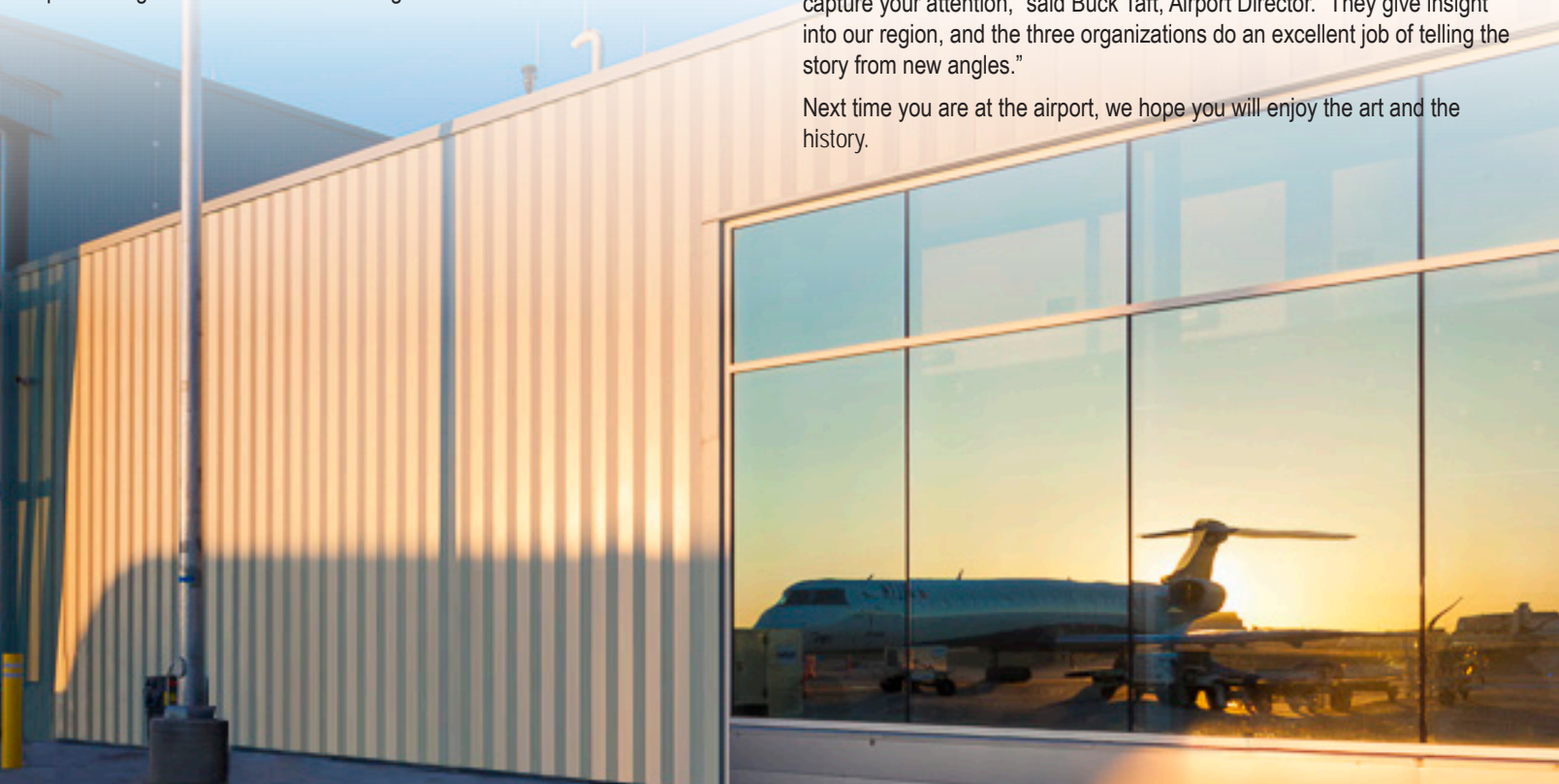
Each year, the Tri-Cities Airport Art Committee determines what will be on display throughout the airport. For 2021, it is a look back in time at the Tri-Cities region.

Three organizations have come together to create historical displays: the Pacific Northwest Aviation Museum, which looks at the aviation history in the Tri-Cities region; the Franklin County Historical Society and Museum, which celebrates the establishment of the pioneer communities in and around Franklin County; and, the American Institute of Architects, which features memorable architecture of Southeast Washington.

Each organization has a separate wall in the terminal to showcase its pieces. They will be on display through the end of the year.

"From artwork to archival imagery, this year's art displays are sure to capture your attention," said Buck Taft, Airport Director. "They give insight into our region, and the three organizations do an excellent job of telling the story from new angles."

Next time you are at the airport, we hope you will enjoy the art and the history.



# Osprey Pointe Development Work Continues, Draws Interest

Work is proceeding on the JMS Development of the Port's premier Osprey Pointe waterfront property.

Led by James Sexton, ongoing work includes site preparation and Geotech testing.

The first building on the site is set to be the Osprey Pointe Marketplace. That building is a 76,000 square foot, 3-story facility to house up to 120 spots inside for local vendors and restaurants. It will also include 7,500 square feet of banquet space and overflow seating for restaurants on the second floor.

Sexton envisions the marketplace as not only a home for local vendors, but also wedding receptions, banquets and other gatherings.

The project has already created a great deal of interest from potential vendors.

The building is slated to be open for business by the summer 2022.

The entire Osprey Pointe development includes 55 acres of the 110-acre Port property. Development plans beyond the marketplace include a mix of commercial buildings, an entertainment venue, condominium towers, family residences, and new public waterfront amenities. Since the land is all undeveloped, no existing businesses or homes will be displaced by the project.

To keep up to date on the Osprey Pointe development, visit the JMS Development website at [www.jmstricities.com](http://www.jmstricities.com).



## Need Coffee?

Or maybe a smoothie?

If so, swing on by Blackbird Espresso, located at the south entrance to the Tri-Cities Airport Industrial Park, 3202 Swallow Avenue.

They serve locally roasted coffee as well as breakfast, lunch and other goodies fresh every day.

Blackbird Espresso is open Monday – Friday 5 a.m. – 7 p.m., Saturday 6 a.m. – 6 p.m. and Sunday 7 a.m. to 5 p.m. You can drive-through or walk right up for service.



*North Franklin Visitor Center Ribbon Cutting*

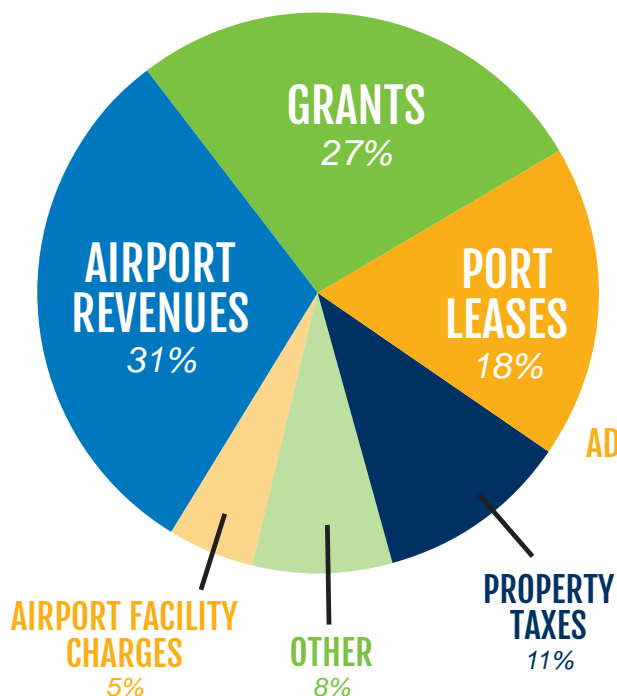
Members of the Connell City Council, the Greater Connell Area Chamber of Commerce, Port Commission and Port staff gathered in August to officially dedicate the North Franklin Visitor Center. The Port partnered with the city and chamber to create the visitor center located at 661 S. Columbia Avenue. The new facility includes a lobby area, a small conference room

which can hold up to 20 people, a small office for the Chamber and an outdoor deck. The center, which is staffed by the Greater Connell Area Chamber, provides a way for visitors to discover the activities and businesses in this part of our Port district as well as showcase the history of the area.

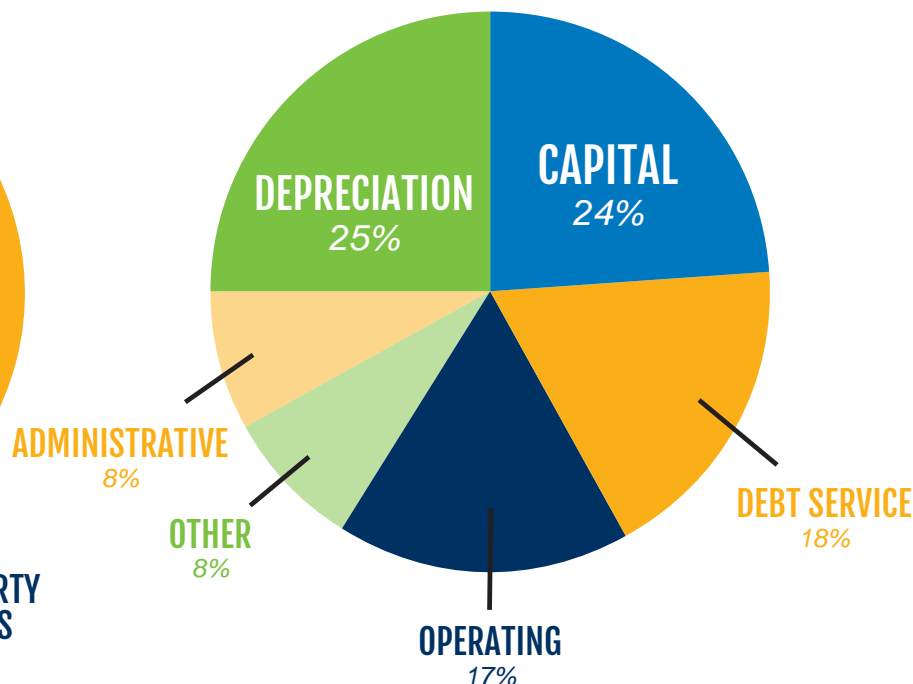
# Port of Pasco 2020 Financial Statements

The graphs below are based on the 2020 financial statements. The Port's audited financial statements are located on the Port of Pasco's website: [www.portofpasco.org/about-us/financial-information](http://www.portofpasco.org/about-us/financial-information).

## 2020 Revenues



## 2020 Expenses



## Audit Gives Port Financial Reporting Sound Bill of Health

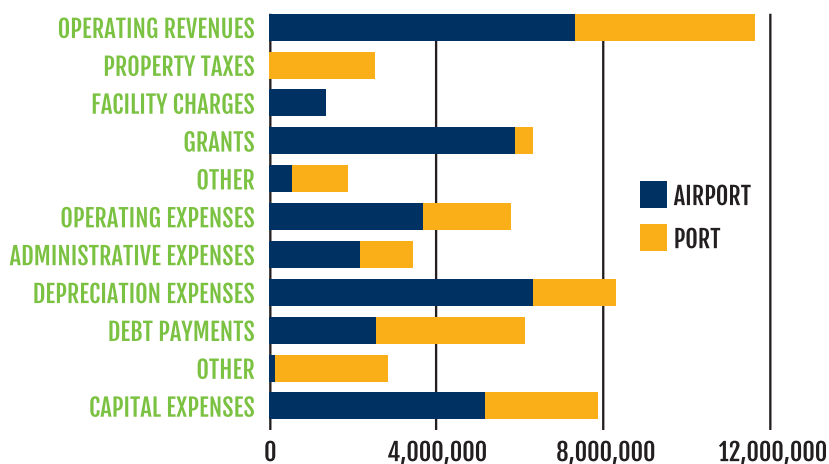
Each year, the state of Washington's Auditor's Office reviews all state and local government financial records to ensure taxpayer dollars are being spent properly. The audit looks at financial reports, tests internal controls and performs related auditing functions.

During the Port's most recent audit, tests were performed to determine the Port's compliance with certain provisions of laws, regulations, contracts and grant agreements.

The Port received an unmodified opinion, which means in an independent auditor's judgment the Port's financial statements are fairly and appropriately presented, without any identified exceptions, and in compliance with generally accepted accounting principles.

"The Port is dedicated to responsible and transparent financial management. The results of the audit reflect those values," said Donna Watts, Director of Finance. "We take great pride in maintaining accurate financial records, and this is a core function of all Port operations and activities."

## 2020 Annual Activity Report



# Thank You!

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

## 15 years

**Tracy Friesz** | Facilities Engineer

**Eric Garza** | Big Pasco Maintenance Supervisor

**Jordan Case** | Big Pasco Maintenance Lead

## 10 years

**Buck Taft** | Airport Director

**Dianna Wakefield** | Tri-Cities Airport Administrative Assistant

**Johnny Arellano** | Tri-Cities Airport Maintenance

## 5 years

**Ray Pulliam** | Big Pasco Guard

**Jeff Larson** | Tri-Cities Airport Guard

**Nick Davis** | Tri-Cities Airport Maintenance Lead

## And Welcome

*The Port welcomes these employees to its staff:*

**Taylor Duberstein** | Big Pasco Maintenance

**Tim Miller** | Tri-Cities Airport Guard

**Mike Nelson** | Tri-Cities Airport Law Enforcement

**Cody Mokler** | Big Pasco Maintenance



## A Special Salute

Please join us in recognizing two longtime employees who recently retired.



### Mark Monk

Mark began working in 1979 for the Port. He spent 42 years at Big Pasco and retired as a Maintenance Lead.



### Kerry Risenhoover

Kerry began his work as a Big Pasco Guard in 2007 before moving to Big Pasco Maintenance in 2017.

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

For information about these properties or others available at the Port, contact Mayra at [mreyna@portofpasco.org](mailto:mreyna@portofpasco.org).



1

**Office Building above Columbia River**  
1952 Dock St., Pasco, Washington

**Office Building**  
2926 E. Ainsworth, Pasco, Washington

2



3

**Warehouse Space (up to 86,400 sf)**  
3305 E. Ainsworth, Pasco, Washington

### Port of Pasco

1110 Osprey Pointe Blvd., Suite 201 | 509-547-3378

### Tri-Cities Airport

3601 North 20th Avenue | 509-547-6352

### Mailing Address

PO Box 769 | 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

Jim Klindworth | Vicki Gordon | Jean Ryckman

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 Thursdays 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

Mayra Reyna  
Tracy Friesz  
Lori French

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