

**PORT OF BENTON
SPECIAL COMMISSION
MEETING MINUTES
MAY 3, 2022**

A. CALL TO ORDER: The Special Commission Meeting was called to order at 8:32 a.m. at the Port of Benton Commission Meeting Room, 3250 Port of Benton Boulevard, Richland, Washington.

PRESENT: Commissioner Lori Stevens; Commissioner Roy Keck, Commissioner Christy Rasmussen, Executive Director, Diahann Howard, PPM®; Director of Finance, Danielle Connor, Director of Real Estate, Teresa Hancock; Public Information Officer, Summers Miya; Port Attorney, David Billetdeaux; Director of Marketing, Wally Williams; Director of Economic Development & Governmental Affairs, Miles Thomas; Scott Keller, Community Member; Michael Mays, Hanford History Project

The following attendees attended via remote communications: Contract Specialist, Sheri Collins; Accounting Clerk, Liz Renz; Senior Accountant, Veronica Serna; Damien Sinnot, WSU Tri-Cities; Theresa Richardson, City of Richland

The Commission Meeting was conducted as a hybrid meeting with Commissioners meeting in-person; public attending both remotely and in-person, and Port staff members participating in-person and remotely, and said meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Commissioner Christy Rasmussen led those present in reciting the Pledge of Allegiance.

C. PUBLIC COMMENT:

Mike Mays, from the Hanford History Project thanked the Commission for their continued support and for the continued progress towards the White Bluffs Archive and Storage Facility, which will be the future home for all Hanford History-related archives. Mays announced that he was looking forward to a long and enduring partnership with the Port of Benton on this project.

Scott Keller announced that he was there to listen to the presentation on the White Bluffs Archive and Storage Facility project.

D. ITEMS OF BUSINESS

1. White Bluffs Archive and Storage Facility Project

Director of Economic Development & Governmental Affairs Miles Thomas announced that the Port worked with WSU Tri-Cities and the Hanford History Project for several years trying to secure a long term location for their Hanford History Project archives, along with archives for Triton.

Thomas added that the White Bluffs Archive and Storage Facility project is in great alignment with current Port projects and also works well as a future home for B Reactor tours and the Manhattan Project National Historical Park due to their growing needs.

Thomas explained that when funding was secured in 2021, the industry was not what it is today

and because of the current situation with the supply chain and industry-related construction costs, the project has been split into two separate phases, with phase one including the Hanford History Project piece and the museum and Visitor Center included in phase two.

Thomas noted that the bids received for phase one of the project ranged from \$2.3M - \$3.2M, with a total of eight bids received. Thomas explained that the lowest bid received at \$2.3M was \$500k larger than originally anticipated.

Thomas explained that the Port has been in contact with WSU Tri-Cities about the larger than anticipated project cost and WSU has offered to scale up in the rental rate, with \$18 sq/ft the first year, \$20 sq/ft year two and \$22 sq/ft year three.

Thomas added that it is difficult for the Port to gauge whether or not holding the project is a good choice because the construction costs may continue to climb.

Executive Director Diahann Howard stated that this project is in alignment with the Port's strategic plan and future goals to grow STEM tourism and Triton-related archiving and exhibit space, adding that this project will ultimately benefit the community as well as the Port. Howard added that the team will continue to leverage this project and work towards grant funding for phase II. Howard added that she feels that this project is a good long term strategic investment.

Commissioner Roy Keck stated that he does not see that a change in the construction environment is likely and is in full support of moving forward on this project.

Commissioner Christy Rasmussen agreed that this project is a great way to preserve the region's history and it is important that there is adequate space for the historical items.

Commissioner Lori Stevens inquired on when the project would begin, with Thomas answering that the project would begin immediately, as the current storage space for Hanford History Project will expire on September 30, 2022. Thomas explained that the project will be pushed to accommodate this deadline, even though it has been noted that electrical is approximately 20 weeks out and HVAC approximately 50 weeks out. Thomas added that many pieces would work in a "shell" type space until the electrical and HVAC component of the project could be completed.

Thomas clarified that the current project now entails two separate spaces, rather than the one space initially presented and noted that the archive space will be farther back to accommodate for phase II and the Triton space. Thomas added that the Port has been in conversation with congressional representatives since 2020 and there is a possibility for a congressional match on phase II of the project, but at this time there are 22 eastern Washington requests. Thomas stated that the project fully represents the congressional equity, diversity and inclusion requirements, which is a large factor in their decision.

After no further discussion, a motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens and unanimously passed by the Commission, approving Booth & Sons Construction as the lowest responsive bidder, with a bid of \$2,379,000.00, and to authorize the Executive Director to enter into a contract for construction of the White Bluffs Archive and Storage Facility Project.

2. Adoption of the new Port of Benton Commissioner District Boundaries

Port Attorney David Billetdeaux explained that this item has been presented at two Commission meetings and after conversations and updates to the redistricting maps, the overall deviation range for the population criterion has been brought down to 0.2%, which more than meets the requirement of a

range below 10%, and the best practice of a range below 5%. Billetdeaux added that the redistricting maps and meeting information have been properly noticed and posted, per statute and at this time, the Port is bringing forward the final map for approval, as there were no public comments received.

Billetdeaux invited any last public comment, and there were none.

Commissioners Rasmussen and Keck agreed that the numbers look great with the math being ideal from a legal standpoint. Billetdeaux complimented Flo Analytics for their work to get the map to a very acceptable standard.

After no further discussion, a motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck and unanimously passed by the Commission, approving the new Port of Benton Commissioner District Boundaries.

3. Resolution 22-15, Acceptance of Work Completed by Inland Asphalt Co. for the Fermi Avenue Widening Project

Executive Director Diahann Howard explained that all work for the Fermi Avenue Widening Project has been completed by Inland Asphalt Co. and reminded the Commission that this project was funded with rural capital funds (.09 money) and the total grant was \$1,432,235.00.

Howard added that total project cost was \$795,116.13.

After no further discussion, a motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens and unanimously passed by the Commission, approving Resolution 22-15, acceptance of work completed by Inland Asphalt Co. for the Fermi Avenue Widening Project.

4. Resolution 22-16, Acceptance of Work Completed by Ecomodus, LLC for the LED Lighting-Retro Replacement Project at 2345 Stevens Drive.

Executive Director Diahann Howard stated that all work related to the 2345 Stevens Drive LED Lighting-Retro Replacement Project has been completed by Ecomodus, LLC, adding that total project cost was \$226,865.40, but the Port received a \$44,510.00 rebate, which brought total project cost to \$190,391.80.

After no further discussion, a motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck and unanimously passed by the Commission, approving Resolution 22-16, acceptance of work completed by Ecomodus, LLC for the LED Lighting-Retro Replacement Project at 2345 Stevens Drive.

5. Proclamation 22-01, Recognizing USS Triton Original Crew Members

Public Information Officer Summers Miya provided an update on the ceremony planned to honor USS Triton Operation Sandblast original crewmembers, which will take place Thursday, May 12, 2022 at the USS Triton Sail Park.

Miya explained that significant interest has been received from the community, as well as from family of Operation Sandblast crew and even original crew. Miya noted that four original crew members from the 1960 circumnavigation voyage will be attending the event and added that additional Navy sailors have been in contact who served on Triton for later missions, and will also be in attendance for the event.

Miya read an email received from the son of Chief Machinist Mate Lawrence Campbell Hankins, Jr. regarding the event.

Dear Summers Miya,

I was very excited to see your email regarding the upcoming ceremony to honor the crew of USS Triton's Operation Sandblast. My father, Chief Machinist Mate Lawrence Campbell Hankins Jr, was a member of that crew. At the age of 90, my father past peacefully on a Monday morning at home surrounded by his loving family on the final day of November, 2020. Here is an excerpt from his eulogy:

"So in was in the military that Hank had his 15 minutes of fame on a global scale. Over the course of 84 days the USS Triton circumnavigated the world submerged. And by doing so the crew members forever etched their names into the history books. Operation Sandblast was the first and only mission of its kind. Unfortunately, its successful completion coincided with the downing of a U2 piloted by Captain Powers over the Soviet Union. So the White House ceremony was cancelled and the crew simply went back to work. But in 2010, they finally got to celebrate at the 50th anniversary of that historic journey as honored guests at the Submariner's Ball. 2200 people filled a beautifully decorated ball room at the Foxwood Casino. At one point in the evening, the MC asked every sub qualified sailor to standup. Hundreds of men, active duty and retired, rose to their feet. He then told the ones with less than 5 years of qualification to sit down. Then 10 years, 15, 20. He finally stopped at 50 years and just handful of veterans remained standing; one of which was Pappy. And then something truly remarkable happened. One by one the sailors in the vicinity of our table stood back up and form a line so they could shake the hand of Chief Machinist Mate Lawrence Campbell Hankins Jr."

Those words that I wrote over one and a half years ago never cease to bring tears to my eyes, but they are the best kind of tears; ones filled with sadness, joy and pride. I had the privilege of being with my family at three of his Triton reunions beginning with that one in New London, Conn; my birth place. I miss my father but I find great joy in remembering him. Especially the memories of him amongst his shipmates; truly some of the happiest moments of our lives.

Please know that my family is eternally grateful to the Port of Benton for honoring the crew of Operation Sandblast, they truly earned it.

David James Hankins

P.S. Any chance this ceremony is being recorded and/or streamed live?

Miya announced that the Port has been working with the City of Richland and the event will be live-streamed and all event detail will be shared with those who have expressed an interest in attending, but are unable.

Commissioner Christy Rasmussen read Proclamation 22-01:

**PORT OF BENTON
OFFICIAL PROCLAMATION – 22-01
HONORING THE ORIGINAL CREW MEMBERS OF USS TRITON OPERATION SANDBLAST**

WHEREAS, USS Triton (SSRN 586) was one of the first nuclear-powered submarines, operated by dual nuclear reactors, direct descendants of Hanford reactors; and

WHEREAS, in 1960, Triton covered 26,723 nautical miles, completely submerged, and generally followed the around the world route explorer Ferdinand Magellan had attempted to navigate in 1521; and

WHEREAS, Triton completed the top-secret expedition called Operation Sandblast, hence acquiring valuable oceanographic data and demonstrating the crew's endurance and the submarine's technical capabilities during the Cold War; and

WHEREAS, in May of 1960, President Dwight D. Eisenhower presented Captain Edward L. Beach Jr. with the Legion of Merit and Triton's crew with the Presidential Unit Citation;

NOW, THEREFORE, BE IT PROCLAIMED that the Port of Benton Commission expresses its sincere and wholehearted appreciation to all of Triton's crew and those members aboard Triton during Operation Sandblast for their historic achievement of the submerged circumnavigation of the globe, for though they experienced many challenges, the crew remained steadfast and committed to accomplishing the mission and proving to the world that such a feat was possible, allowing for future scientific achievements and milestones in the Nuclear Age.

DATED AND SIGNED at Richland, Washington on the 3rd day of May, 2022.

After no further discussion, a motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens and unanimously passed by the Commission, approving Proclamation 22-01, recognizing USS Triton original crew members.

D. ADJOURNMENT: With no further business, the meeting was adjourned at 9:09 a.m. with a note that the next Port of Benton Commission meeting is Wednesday, May 18, 2022, visit portofbenton.com for notices and information.



Lori Stevens
Commission Secretary