

**PORT OF BENTON
COMMISSION MEETING MINUTES
AUGUST 10, 2022**

A. CALL TO ORDER: The regular monthly meeting was called to order at 8:30 a.m. at the Port of Benton offices, 3250 Port of Benton Blvd., Richland, Washington

PRESENT: Commissioner Christy L. Rasmussen; Commissioner Roy D. Keck; Commissioner Lori Stevens; Executive Director, Diahann Howard, PPM®; Port Attorney, David Billetdeaux; Public Information Officer, Summers Miya; Director of Finance, Danielle Connor; Director of Marketing, Wally Williams; Roger Wright, RGW Enterprises; Joshua Lott, Anderson Perry; Theresa Richardson, City of Richland; Bill O'Neil, Community Member; Lynsee Wiegand, Parker, Smith & Feek; Mark Gleason, Parker, Smith & Feek

The following attendees attended via remote communications: Accounting Clerk, Liz Renz; Contract Specialist, Sheri Collins; Bryan Condon, Century West Engineering; Director of Economic Development & Governmental Affairs, Miles Thomas; Director of Real Estate, Teresa Hancock; Senior Accountant, Veronica Serna

The Commission meeting and public hearing were noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Commission Vice-President Roy Keck led those present in reciting the Pledge of Allegiance.

C. CONSENT AGENDA:

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving the agenda for the August 10, 2022 Commission meeting, approval of minutes from the June 15, 2022 Commission meeting, approval of minutes from the July 13, 2022 Commission meeting, approval of vouchers and certifications, including payroll, for the month of July totaling \$646,019.27, approval of project vouchers and certifications for the month of July totaling \$6,348.47.

D. PUBLIC COMMENT:

There were no comments from the public.

E. PUBLIC HEARING

1. Commissioner Christy Rasmussen opened the public hearing at 8:35 a.m. to accept public comment on the Six-Year Transportation Improvement Program (TIP) for the years 2023 through 2028, inclusive.

Engineer Roger Wright stated that projects must be on this list in order to qualify for state transportation grant funding. Wright stated that he has identified transportation projects where the

Port can seek grant funding and included projects for the Richland Business Park, Prosser and the Prosser Wine & Food Park with other projects that do include the rail.

Wright provided a screen share and hardcopy map that featured the projects noted.

Wright informed the Commission that the Benton-Franklin Council of Governments will hold a public hearing in September for all transportation projects.

Executive Director Diahann Howard added that the Port works closely with the Cities of Prosser and Richland to identify projects and grant applications.

Commissioner Rasmussen asked for public comment. There were no public comments.

The public hearing was closed at 8:39 a.m.

2. Resolution 22-25, Approving the Port of Benton's Six-Year Transportation Improvement Program for the Years 2023-2028 Inclusive

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Resolution 22-25, accepting the Port's Six-Year Transportation Improvement Program for the years 2023-2028, inclusive.

F. ITEMS OF BUSINESS

1. Resolution 22-26, Authorizing the Selection of an Energy Services Company through Washington State Department of Enterprise Services

Director of Economic Development & Governmental Affairs, Miles Thomas explained that the Port has immediate long-term needs to assess buildings subject to and potentially subject in the future to the State of Washington Clean Building Performance Standards and the State's Department of Enterprise Services Energy Savings Performance Contracting (ESPC) program was established to assist Washington state agencies to meet, exceed and identify both mandated and non-mandated energy performance improvements. Thomas stated that the state annually solicits requests for qualifications, contracts, Master Services Agreements, and provides selection of those qualified candidates based on geography, unique need of the contracting agency and preference to perform select services.

Thomas stated that the Port needs to address the site-wide improvements needed, as well as the issues at the 2579 Stevens Drive building and explained that by entering into this program, it will allow the Port to have access to the statewide contractors and the Port could then hire a contractor to perform a general assessment of sites and facilities.

Port Attorney stated that in 2019, the Clean Buildings Standard Act was passed, which requires all buildings to be in full compliance by 2028, as buildings are the second leading cause of pollutants, with transportation being the biggest polluter. Billetdeaux noted that adopting this Resolution would allow the Port to be ahead of schedule to meet requirements.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 22-26, approving Resolution 22-26 and authorizing the selection of an energy services company through Washington State Department of Enterprise Services

2. Consent to Assignment – RAP – Herb Brayton to Jeremy Hailey

Executive Director, Diahann Howard provided further detail on the consent to assignment at the Richland Airport from Herb Brayton to Jeremy and Vanessa Hailey. Howard explained that the hangar is considered Site 7 at the Richland Airport and is 0.15 acre / 6,400 acre site. Howard added that the original ground lease was 2221 Airport Way and Herb Brayton acquired the lease in May 2020. Howard added that this is lease assignment request number two for this ground lease.

Howard informed that the annual ground rent is \$1,207.37 with a deposit of \$1,207.37 and the initial term is from 9/1/2022 – 4/30/28 with three 10-year option terms adding that these rates are adjusted.

Howard recommended that the Commission approve this consent to assignment from Brayton to Hailey.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving the consent to assignment at the Richland Airport for Herb Brayton to Jeremy Hailey.

3. Approval of Lease (5+ Years) – Westinghouse Electric Company, LLC

Port Attorney, David Billetdeaux explained that the approval of the 5+ year lease extension to Westinghouse Electric Company, LLC has delayed due to various situations that have arisen regarding the lease and property, including particulars involving parking lot improvements that the Westinghouse believes the Port is required to complete.

Billetdeaux explained that the team has been working on updating the lease to reflect current lease language and also add in the full extent of the leased premises including parking lots, which was previously never included and will add significant revenue for the Port. Billetdeaux added that the lease has also been updated to include appropriate lease language related decommission language once the property is deemed no longer necessary for use in the future.

Billetdeaux asked the Commission to stay tuned for further updates related to the Westinghouse building and ground leases.

Executive Director, Howard added that the previous environmental experience that Billetdeaux and Teresa Hancock gained from the Test America site has proved very beneficial throughout the Westinghouse process.

Commissioner Rasmussen praised the team for adding decommission language to the updated lease.

4. Acceptance of Bid Received from Paintmaster, Inc. for 3100 George Washington Way Exterior Painting Project for \$57,015.00

Executive Director, Diahann Howard explained that three bids were received for the 3100 George Washington Way painting project, but one was untimely and voided. Howard stated that Paintmaster, Inc. provided the low bid of \$57,015.00, which includes Washington state sales tax.

Howard added that the bid received was over the budgeted amount, but the finance team as confirmed that a separate project that was budgeted for 2022 has been pushed to 2023 and the funds can be pulled from that project to cover the difference of the originally budgeted amount.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission accepting a bid received from Paintmaster, Inc. for the 3100 George Washington Way Exterior Painting Project for \$57,015.00.

F. INFORMATION REPORTS:

1. Grants Update

Executive Director, Diahann Howard provided further updates on the projects featured on the August grants report.

- National Science Foundation – Invited to apply for full Type 1 application, up to \$1M with partners. Application due 9/29/2022. Planning for innovation engine to support clean energy facilities and work towards a Type 2 application, which is up to \$16M per year for ten years.
- Howard commented that the team is looking over the recent Senate approval for future grant opportunities.

2. Richland Airport Lighting Project Update

Engineer, Roger Wright announced that the Richland Airport Electrical Project was on schedule. Wright explained the runway closure process adding that lighted barricades were borrowed from the Tri-Cities Airport and a thank you letter is in process to thank them for their assistance.

Wright explained that much of the work is taking place in trenches underground and therefore, is not creating a lot of attention. Wright added that there is a possibility of a jumpstart to the intersection work and during any closures, the taxiways can accommodate most general aviation flyers.

Wright noted that there will be a three-week impact to LifeFlight operations when the intersection is closed for repair.

Wright added that the runways have been and will reopen for weekends and there have not been any serious issues related to this project.

Wright announced that he is working with the communications team to plan a direct mailing the week before Runway 1-19 is closed and Runway 6-28 is the main. Wright explained that Runway 6-28's flight pattern will be directly over the adjacent neighborhoods and the Port would like to provide advanced notice to these homeowners that flight patterns will be adjusted until the project is completed.

Wright reminded the Commission that this project will fully replace all lighting at the airport to LED lighting, which will be much more sustainable and will also meet FAA requirements. Wright added that many electricians will not even work on older systems, such as the current lighting at Richland Airport.

Commissioner Christy Rasmussen thanked Roger Wright and the team for their work and the care given to making sure the runways were reopening for general aviation flyers.

3. Rail Update

Engineer, Roger Wright provided an update on railroad operations, stating that BN and UP are working well together and the process of the first to arrive each day is working well.

Wright stated that cameras have been installed throughout the rail properties and the Port can now monitor the comings and goings related to the rail.

Wright added that the switches do need locks and he is working to make these arrangements.

Wright reminded the Commission that vital repairs are needed and HDR is providing a quote for immediate repairs needed, which once completed, will also bring the speed limit up from 5 mph to 10 mph within 90 days.

Wright noted that the rail building (2579 Stevens Dr.) has officially vacated and provided a PowerPoint presentation of the current state of the building, which highlighted 55 gallon drums filled with various substances, batteries, tires, paint, tools, old parts, a motorhome, and general trash and debris throughout the building and property.

Port Attorney, David Billetdeaux noted that a letter was sent out to TCRY, which threatened legal action if the facility and property were not cleaned up, particularly anything posing an environmental hazard and TCRY has replied with information that they promised to return within 24 hours to remove some of the noted items. Billetdeaux added that TCRY is required to notify the Port of a date and time before planning to be on any of the rail property.

Wright stated that there are many items that have been left that can be salvaged or scrapped for money, including three outbuildings filled with junk, which much can be sent to auction or surplus.

Wright added that a steel scrapper is currently onsite working to organize and remove some of the steel and junk. Wright estimated that \$100k of parts and pieces were scattered throughout the sand near an old rail building.

Executive Director Diahann Howard stated that the entire team is working to actively clean up the property as well as the business side of the property, stating that new lease agreements would be put in place with the current tenants.

Howard added that proper insurance coverage has been put in place and stated that the inside tenant revenue generates approximately \$25k-\$35k/month and outside revenue approximates to \$8,600/month.

Howard explained that there is a significant need for major improvements to this building, which highlights the vital need of the earlier-mentioned facility assessment (Item F1).

Howard added that there are currently 11 tenants and some of the tenants were not approved by the Port. Howard stated that there is significant interest in the building, including possible maritime use or logistics companies, but Howard added that the health, life and safety boxes will be checked first before moving forward with new businesses, which is the standard for Port leasing.

Howard announced that interest has been voiced from multiple shortline rail operators from around the nation.

Howard complimented the team for stepping up to handle rail issues and needs in recent weeks.

Engineer Roger Wright provided an update on the upcoming railroad crossing closure at Van Giesen/SR 224, reminding the Commission that the Department of Transportation built this crossing in the 90's using rubber crossing panels, which failed nationwide. Wright added that there is a current Washington Utilities and Transportation Commission (WUTC) order to get this crossing repaired as soon as possible.

Wright explained that the crossing and road will close at 12 p.m. on Thursday, August 18th and the crew will be working 24-hours/day until the project is completed. Wright stated that a detour will be in place and electronic signage is already in place alerting commuters of the upcoming closure.

Wright added that a press release has been sent out regarding the upcoming closure and Port staff hand-delivered copies of the press release to nearby businesses and all businesses located inside and outside the fence of the Richland Airport, as the detour route goes directly through Terminal Drive.

Wright added that he hopes the crossing can open by 12 p.m. on Sunday, but is posted to reopen by 6 a.m. on Monday, August 22.

Executive Director Howard thanked the Commission for approval of this project, reminding them that this project, as well as the upcoming Swift Blvd./Cemetery crossing, are 100% Port-funded.

Howard added that the Cemetery project is scheduled to begin on September 29 and the Cemetery plans to close for the weekend.

Wright stated that if there are urgent needs to enter the cemetery during the construction period, he will provide accommodation. Wright added that the cemetery is thrilled the Port is taking care of this project and even received a thank you letter from their board of directors.

G. COMMISSIONER REPORTS/COMMENTS:

Commissioner Lori Stevens announced that she attended the Tirriddis Sparkling Wines ribbon-cutting in the Prosser Wine & Food Park and also recently presented at the Benton City Chamber of Commerce and Prosser Chamber of Commerce. Commissioner Stevens added that she also attended the WPPA Commissioners' Seminar in Walla Walla.

Commissioner Roy Keck stated that he also attended the WPPA Commissioners' Seminar and was pleased that WPPA provided a manual to the Commissioners that clarifies mission, processes and many other valuable and relative items.

Commissioner Keck stated that he has been invited to share information on the rail and Richland Airport project at an upcoming City of Richland council meeting.

Commissioner Keck added that he also attended the recent Benton City Chamber of Commerce membership luncheon.

Commissioner Christy Rasmussen said that she also attended the WPPA Commissioners' Seminar, but arrived at a later session because she had attended the Tri-Cities Energy Convening event, which was sponsored by the Port/Washington VERTical that day. Commissioner Rasmussen noted that the convening event was fantastic, and the artist hired did a wonderful job capturing the essence of the message of the day.

Commissioner Rasmussen added that she recently attended the Energy Communities Alliance Forum on New Nuclear Development in Salt Lake City and complimented the entire community for their alliance and support on new nuclear, highlighting that many local leaders attended the forum, including DOE Hanford Brian Vance.

H. DIRECTOR REPORTS/COMMENTS:

1. AIRPORTS:

Executive Director, Diahann Howard announced that the earlier airport update provided by Engineer, Roger Wright covered any and all airport updates.

2. FACILITIES & OPERATIONS:

Executive Director, Diahann Howard provided a facilities update, explaining that Director of Facilities & Operations, Ron Branine was on vacation.

Howard stated that 64 work orders have been turned in since the July meeting but should expect to see up to 100 per month once the tenants and staff are more in tune with the system.

Howard added that there have been 604 total work orders since the September 2021 meeting, with 49 open work orders currently. Howard noted that the facilities team estimates that they are capturing only 50% of the actual work orders at this time.

Howard informed the Commission that an answer has not yet been received from the Corps on the two smart parking meters, thus the meters have not yet been installed. Howard reminded the Commission that the request was submitted to the Corps in October 2021.

Howard added that there was a recent incident involving an injured camper at Crow Butte park, which she is reserving for Executive Session.

3. REAL ESTATE:

Executive Director, Diahann Howard provided a real estate update, explaining that Director of Real Estate, Teresa Hancock was present virtually but is attending the Washington Economic Development Association meeting.

Howard stated that there are two pending sales in Prosser and five pending sales in Richland. Howard added that there are four pending new leases for Richland and several renewing leases that have graduated from startup, incubator to long term expirations.

Howard announced that plans are in place to initiate contractors for improvement pass through work at 2345 Stevens Drive, with cabling and IT currently underway. Howard stated that verbal approval has been received from HMIS, just awaiting formal confirmation.

4. MARKETING:

Director of Marketing, Wally Williams announced that he has been working on various projects for the airport, Vintners Village, upcoming Rail Caucus event and railroad. Williams added that planning has started for the fall newsletter.

Williams noted that he has been working on signage for a number of Port buildings, including 2345 and 2579 Stevens. Williams stated that he has been working on several PowerPoint presentations for the team and has also began identifying items for the 2023 budget.

Williams added that the all-staff photo has been taken and the team is reviewing all proofs for final selection.

Public Information Officer, Summers Miya informed the Commission that she has been working with Williams on the upcoming Rail Caucus event, as well as Engineer Roger Wright and the timeline for the tour event has been confirmed. Miya stated that the Save the Date flyer will go out late in the week and asked the Commission to reserve Thursday, September 29th for the rail tour and reception event.

Miya announced that a Vintners Village Triple Ribbon-Cutting and Block Party event will take place on Thursday, September 15 from 3 p.m. – 5 p.m. at the phase two development building in Vintners Village. Miya added that the businesses located in this building all opened during the COVID-19 pandemic and official ribbon-cuttings were not performed. Miya added that a food truck will be onsite, as well as face painting, live music and efforts are in place to secure a hot air balloon that will be grounded throughout the event, but will be on display and advertising the upcoming Balloon Rally.

Miya stated that she has been working on press releases for the upcoming Van Giesen railroad

crossing project, Vintners Village website launch, in addition to weekly updates on the Richland Airport Electrical Replacement project. Miya added that she participated in the hand delivering of the press release regarding the upcoming rail crossing project to surrounding businesses and all businesses located inside and outside the fence at the Richland Airport.

Miya informed the Commission that plans are underway for the 2022 Entrepreneurial Awards event, which will take place on Tuesday, November 15 at the Richland Holiday Inn. Miya explained that this event is in partnership with the Richland Rotary Club, with a committee that includes: Port of Benton, Tri-Cities Research District, TRIDEC, FUSE, Tri-Cities Regional Chamber of Commerce and new this year, the Hispanic Chamber of Commerce. Miya added that the first committee meeting will take place tomorrow, August 11, 2022.

5. ECONOMIC DEVELOPMENT & GOVERNMENTAL AFFAIRS:

Executive Director, Diahann Howard provided an economic development & governmental affairs update, explaining that Miles Thomas was attending virtually but at the Washington Economic Development Association meeting.

Howard stated that an agreement with WSU has been signed regarding the Workforce Business Development course sponsorship and a wine server tasting certificate course will be scheduled at the Clore Center for the fall.

Howard stated that an annual use agreement has been signed with Washington Wine Commission and two board meetings will be held at the Clore each year.

Howard noted that Thomas is working on opportunities to collaborate with WSU IAREC on their initiatives and use of Clore Center for professional needs, meetings and conferences.

Howard added and thanked Thomas for supporting work on the HMiS lease with Director of Real Estate, Teresa Hancock for internal building control upgrades.

Howard noted that Thomas also helped facilities in installation of monitoring equipment at all rail bungalows.

Howard informed the Commission that Thomas will be highlighting Washington VERTical at the Washington Economic Development Association meeting this week.

6. FINANCE DIRECTOR:

Director of Finance/CPA, Danielle Connor provided an update on the 2021 audit, stating that the financial report for the federal single and financial statement audits is through review. Connor stated that there is one management letter item and a copy of the management letter has been provided. Connor added that process revisions and initiatives to rectify the issue has been captured for the next year.

Connor noted that the exit conference is scheduled for next Monday, August 15 in which the standing Commission President will be invited to attend. It will then take approximately two weeks for the final report to be published after the exit conference. Connor added that she will then file the audited report on EMMA, which is required within 10 days post publishing per debt disclosure covenants.

Connor noted that the accountability audit is still estimated to begin in late September/early October with a due date of December 31, 2022.

Connor stated that 2023 budget preparations are underway and she has completed an initial pass at a conservative revenue. Connor added that she has collected a full list of needs and wants for capital discussion and has taken an initial pass at operating expenditures.

Connor added that she will meet with the rest of the team to review and prioritize all requests.

Connor stated that there are many unknowns at this point due to the rail and the 2579 facility, as well as unknowns with inflation and the economic forecast.

Connor stated that first preliminary values will be sent in late September to forecast 2023 property tax levy, but Connor is planning for the typical 1% increase.

Connor provided an update on the IAP project, announcing that currently 90% of leases have been entered. Connor explained that the actual lease number continues to fluctuate, with an estimated six additional leases to add for the 2579 building. Connor added that leases at the 3100 and 2345 buildings also need added, but there remains work to do to set up the properties and units in the system. Connor added that the current focus is still heavy on lease entry and Accounting Clerk, Liz Renz is going back and reviewing leases to ensure any changes have been reflected and all are current.

Connor added that the team will be getting back into the system to continue billing testing this month.

Connor noted that the GASB 87 module configuration will be close to follow but is on hold until the lease entry is complete.

Connor stated that integration development continues to make progress and a meeting was held last week to meet with the project manager and developers. Connor explained that with the new hosted server available, she will be working with Columbia Basin IT to get an SFTP site setup which will be the pit stop for the file transfers between the two systems. Connor added that she will also be working towards setting up a test drive once the integration is ready with it currently being estimated to go live in mid-September.

Connor said that she estimates approximately 6-8 weeks of pre go-live cutover items/reconciliations and she has revised the schedule to run a parallel test the month of October, as it is critical that the billing and revenue are correct.

Connor stated that she is aiming for a pre-launch of October 1, 2022 to run one month parallel and will continue to reassess for readiness with additional contingencies.

Connor provided a financial status overview via PowerPoint presentation. Connor displayed that the current general operating balance is \$3.5M and the project fund is \$3.7M, with cash receipts totaling \$563k and cash disbursements \$646k in July. Connor added that A/P is currently at \$78k outstanding with \$16k past due, generally due to tardiness in receiving required paperwork from the vendor. Connor stated that there is currently \$277k outstanding in A/R of which \$90K greater than 90 days past due with the bulk of that due from one tenant, which Teresa Hancock has addressed.

Connor noted that current priorities include the 2023 budget, Voyager project, accountability audit and future SAO Lean consulting, which will likely take place in November 2022.

7. PORT ATTORNEY:

Port Attorney, David Billetdeaux offered an expression of gratitude to the entire team for their patience and understanding as he has recovered from his broken arm and surgery.

Billetdeaux provided an update on the 2579 Stevens Drive railroad building, stating that he has been involved with the Safety Clean coordination with Facilities Manager, Joe Pisca. Billetdeaux updated that the RV will be removed by tomorrow, as instructed by the Port to the previous tenant.

Billetdeaux stated that he has been working diligently on the RFP for a rail operator and is getting close to completion.

Billetdeaux informed the Commission that the Port was approached by PNNL regarding some equipment that they owned and no longer needed that was stored on the rail property. Billetdeaux explained that PNNL has offered some of the equipment to the Port, which the Port can find use for, including a bungalow sitting on a concrete pad, car counter and cameras.

Billetdeaux added that there is a fence on property that serves little to no purpose other than

catching tumbleweeds, which is slated for removal.

Billetdeaux informed the Commission that the Port will be entering into an RFP process for insurance needs, as it is wise to see what else is out there. Billetdeaux stated that the Port is currently under contract with Enduris for all claims.

Billetdeaux stated that he has been involved in recent discussions with the City of Richland regarding a possible interlocal agreement involving the rail. Billetdeaux said that the City has expressed an interest in handling rail crossing issues that occur at night since they have the staff already on hand. Billetdeaux noted that this interlocal may be on the next Commission meeting, as well as the next City of Richland City Council meeting.

Billetdeaux added that the Port has begun looking into the Outlaw software, which could replace DocuSign and Adobe and allows for tagging, which would be crucially important to contract and real estate related tasks.

Billetdeaux stated that he has reserved a few items for Executive Session.

8. EXECUTIVE DIRECTOR:

Executive Director, Diahann Howard announced that she recently presented at the Tri-Cities Hispanic Chamber of Commerce monthly luncheon and also assisted at the presentation given at the recent Benton City Chamber luncheon.

Howard added that she is scheduled to present at the September City of Prosser council meeting, as well as a City of Richland council meeting, with rail being the focus at the Richland meeting.

Howard encouraged the Commission to attend the upcoming Rail Caucus tour and reception and added that there will be separate tour offered of the North Richland for the Commission and City of Richland Council, adding that more information will be provided on that tour in the coming weeks.

Howard stated that in recent conversations with USNIC and TRIDEC it was determined that a local event will work better for all in 2023. Howard added that the Port is the luncheon sponsor of the upcoming Association of Washington Business Energy Solutions Summit, which will be held in Tri-Cities in November. Howard added that she has also been asked to speak at the National Cleanup conference in Washington DC in September.

Howard added that the recent Energy Communities Alliance New Nuclear event went very well and had strong local representation, with TRIDEC, Benton County, Port, City, X Energy, Hanford and Local 598 involved. Howard added that the conference's focus about why existing host communities are strong locations for new nuclear.

Howard said that there was a prospect visit on August 2, which has led to discussion on how to drive forward readying of site development as well as the need to identify barriers.

I. EXECUTIVE SESSION: The regular Commission Meeting was recessed at 10:21 a.m. and an Executive Session was convened at 10:30 a.m. to discuss ongoing and potential litigation, real estate and personnel matters. It was announced that Executive Session would take 30 minutes and if any action was required, the Regular Commission Meeting will reconvene and bring forward the item at that time.

J. ADJOURNMENT: The Commission meeting was adjourned at 11:00 a.m. with an announcement that the next regularly scheduled Port of Benton Commission meeting would be held at 8:30 a.m. on September 14, 2022 at the Walter Clore Wine & Culinary Center, 2140 Wine Country Road, in Prosser, Washington at 8:30 a.m.


Lori Stevens
Commission Secretary