

The Port of Benton Commission Meetings are open to the public.

The regular Commission Meeting will be available via Zoom, telephone conference call-in line and in-person. The link to access this broadcast via Zoom, as well as the call-in number to participate via telephone, will be made available on the morning of the meeting on the Port of Benton's website at the link below, along with the meeting agenda, and minutes from past meetings. Live broadcast information:

portofbenton.com/commission

For those unable to access the internet, please call 509-375-3060 by 8 a.m. on March 8, 2023 to be provided with call-in details.

All participants will be muted upon entry; when prompted click 'raise hand' in zoom or dial star + 9 (*9) to raise your hand. The host will unmute you to speak in the order hands are raised, when the host calls on you, press star + 6 (*6) to unmute yourself.

**PORT OF BENTON
REGULAR COMMISSION MEETING**

Agenda

8:30 a.m., March 8, 2023

2140 Wine Country Rd., Prosser, WA 99350

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. CONSENT AGENDA

1. Approval of Agenda
2. Approval of Minutes from the February 8, 2023 Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for Month of February Totaling \$1,533,051.54
4. Approval of Project Fund Vouchers and Certifications for the Month of February Totaling \$345,823.58
5. Resolution 23-05, Voiding Warrant No. 081190, In the Amount of \$26,012.85, Which Was Printed with Errors

D. PUBLIC COMMENT

E. ITEMS OF BUSINESS

1. Welcome and Update from Tom Glover, City of Prosser
2. Welcome and Update from John-Paul Estey, Prosser Chamber of Commerce
3. Welcome and Update from Neal Ripplinger, Prosser Economic Development Association
4. Purchase and Sale Agreement – 150 Acres, North Horn Rapids to Pacific Green Fertilizer Corporation
5. Approval of Two-Year Janitorial Contract with Personal Touch Cleaning, Inc.

F. INFORMATION REPORTS

1. Grants Update

G. COMMISSIONER REPORTS/COMMENTS

H. DIRECTOR REPORTS/COMMENTS

1. Airports
2. Facilities & Operations
3. Real Estate
4. Marketing
5. Economic Development & Governmental
6. Finance Director
7. Port Attorney
8. Executive Director

I. EXECUTIVE SESSION: Real Estate and Personnel

J. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on Wednesday, April 12, 2023 at the Port of Benton Commission meeting room located at 3250 Port of Benton Blvd., Richland, WA. Visit portofbenton.com for notices and information.

**PORT OF BENTON
COMMISSION MEETING MINUTES
FEBRUARY 8, 2023**

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

PRESENT: Commissioner Christy L. Rasmussen; Commissioner Roy D. Keck; Executive Director, Diahann Howard, PPM®; Port Attorney, David Billetdeaux, Public Information Officer, Summers Miya; Director of Marketing, Wally Williams; Director of Facilities & Operations, Ron Branine; Accounting Clerk, Liz Renz; Airport Manager, Quentin Wright; Director of Real Estate, Teresa Hancock; Interim Director of Finance, Sara Marshall; Senior Accountant, Veronica Serna; Theresa Richardson, City of Richland

The following attendees attended via remote communications: Commissioner Lori Stevens; Contract Specialist, Sheri Collins; Joshua Lott, Anderson Perry; Bryan Condon, Century West Engineering

The Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Commission President, Christy Rasmussen 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 March 8, 2023 Commission meeting, approval of minutes from the February 8 ,2023 Commission meeting, approval of vouchers and certifications, including payroll, for the month of January totaling \$629,417.52, approval of project vouchers and certifications for the month of January totaling \$158,925.29

D. PUBLIC COMMENT:

There were no public comments.

E. ITEMS OF BUSINESS

1. Resolution 23-04, Opposing the Proposed Scout Wind Energy Horse Heaven Wind Farm Project

Executive Director, Diahann Howard explained that this is a housekeeping-related item, adding that a letter of support was submitted based on Commission input and signed by Commission President Christy Rasmussen. Howard added that the previous Commission had gone on record against this project and the team felt it was important to ratify the stance of the current Commission.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 23-04, opposing the proposed Scout Wind Energy Horse Heaven Wind Farm Project.

2. HDR Engineering Contract – Approval of Amendment No. 4

Port Attorney, David Billetdeaux explained that this is a housekeeping-related item for HDR Engineering's 2021 contract that went through December 31, 2022. Billetdeaux stated that due to a number of items of deferred maintenance that had to be addressed, the total original contracted amount went over by \$4,749.55 for a total of \$79,661.55.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Amendment No. 4 on the 2021 – 2022 HDR Engineering contract.

F. INFORMATION REPORTS

1. Grants Update

Executive Director Diahann Howard pointed out that the grants report was included in the meeting packet and would highlight the following:

- Item 6 – Confirmation received that the SR 240 rail signal and crossing reconstruction project will be moving forward mid to late summer.
- Item 11 – RAISE project being developed for submittal and will be with CRISI, not in addition. Putting in all buckets to move forward to get rail funding. Will be the focus on the PNWA Mission to Washington trip in March. A state direct capital request has also been submitted, which will require more time in Olympia.
- Item 12 – Application has been submitted for the Washington State Department of Commerce Evergreen Manufacturing Growth Grant. 100% grant.
- Energy Northwest is working on a project to add regional electric vehicle charging stations throughout the region, including Richland Business Park and stations would be electric and hydrogen fueling. Howard explained that this project is seeking \$15k unanticipated to support this grant and this item will be added formally to the grants report.

G. COMMISSIONER REPORTS/COMMENTS

Commissioner Roy Keck stated that he attended the Tri-Cities Clean Energy Day and Tri-Cities Day at the Capital, returning the next week for the AWB virtual hill climb, reception and WPPA Ports & Maritime day, which included a roundtable event with Commerce, Stephanie Bowman and other ports. Keck stated that it was a tactical and strategic roundtable.

Commissioner Lori Stevens stated that she has also recently joined the group for the two Olympia trips, including the chance to advocate at the WPPA Ports meeting for the rail. Stevens added that SB5494 is related to rail improvement and feels the efforts will pay off in the long run.

Commissioner Christy Rasmussen announced that she has felt a collaborative spirit in the area and appreciates all efforts Port staff put toward unity and the end goals.

Commissioner Rasmussen added that she also attended the Tri-Cities Clean Energy Day and Capital events and has also recently participated in the Prosser Community Awards banquet and the TRIDEC 60th Annual Meeting event, which she felt was well attended.

H. DIRECTOR REPORTS/COMMENTS:

1. AIRPORTS

Airport Manager, Quentin Wright stated that he has been working toward an agreement on getting multiple aviation businesses into 1865 Bronco Lane, located at the Richland Airport.

Wright added that the Port has gone back to CARB to discuss new options for revenue-producing assets at the Richland Airport and will have more to discuss in Executive Session.

Wright commented the recent article on HB 1554, related to aviation fuel, adding that he will keep the Commission updated on this item.

Executive Director, Diahann Howard added that they will speak to Senator Boehnke on this item related to the text of the bill.

Wright added that WAMA, WPPA and AAPA have all testified on behalf of this bill.

2. FACILITIES & OPERATIONS:

Director of Facilities & Operations, Ron Branine announced that the team has installed four Insta-Hots in the 2579 Stevens Drive building to provide hot water. Branine added that numerous lights and ballasts have been replaced in the building as a temporary fix until the building can be converted to LED. Branine added that two 400-amp heaters were also installed at 2579.

Branine noted that work continues at 2345 Stevens Drive, including the final inside painting project.

Branine noted that several roof repairs have been made on Port buildings recently.

Branine stated that 62 work orders have been turned in since the January Commission meeting, but should be seeing an average of 100 per month. Branine reminded the Commission that this number will fluctuate but will become more consistent as the team gets ahead of things through the Preventative Maintenance program.

Branine reviewed that there has been a total of 998 work orders submitted since September 2021, with 33 open work orders. Branine estimates that the current system is only capturing 50% of what the department is doing.

Branine announced that the Facility Manager work order system is scheduled to start in March, with the first several months being data collecting, similar to the Voyager program. Branine pointed out that the great thing about Facility Manager is that much of the base has already been established thanks to the hard work put in for Voyager from Danielle, Liz, Veronica, Teresa and Ashley.

Branine said that the new self-pay kiosks at Crow Butte are showing real-time numbers of patrons using the marina. Branine noted that updated and new signage is up at the park and the team is hopeful that the kiosks will pay for themselves this summer.

Branine added that an entire new staff has been hired for the season, with two returning from late season 2022 and two returning from 2021. Branine added that they have reduced the number of camp hosts by one person and anticipate no issues.

Branine noted that 37 annual passes were sold this January, compared to four sold in 2022.

Branine stated that the team is averaging one critical call-out every other week, whether it is rail arms down for no reason, vehicle accidents affecting the track and other miscellaneous items that require a response. Branine added that all crossings are currently running normally.

Branine added that the team continues to familiarize with the building and its nuances while continuing cleanup and organization. Branine noted that McKinstry will be out next Tuesday to perform

an initial assessment of the building to determine immediate needs versus long range planning. Branine added that Columbia Rail is slowly transitioning in and has already taken care of several crossing issues. Branine added that the Columbia Rail representative for the rail signals seems very knowledgeable and professional.

Executive Director, Diahann Howard noted that the lighting project at the 2579 Stevens Drive building is not budgeted and they will be taking from other budgeted capital projects to complete, as the team is trying to manage safety needs. Howard added that the team is tightening belts when and where needed.

Howard added that Railworks has completed the Wye derailment repair and replaced the entire area with 115lb rail, formerly 90lb and in the future 130lb rail will be installed.

Howard reminded the Commission that at the regular January Commission meeting, Engineer Roger Wright informed them of the issue with the frog repair and in January authorization was also provided to purchase ties. Howard added that 200 ties have been replaced with Railworks in January, but it has been discovered that the supplier cannot get the ties to the Port until late July. Howard noted that Roger had to reject the top and second bidder for this reason and the third bidder is four weeks out, but will increase the total cost to \$153,788.54, (\$144k originally approved).

Commission President, Christy Rasmussen asked for a motion to revise the previously approved motion and to approve the purchase of ties from new bidder, North American Tie for \$153,788.54.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving the revision to purchase ties from the third bidder, North American Tie at \$153,788.54.

Howard added that the SR240 project previously mentioned during the grants report may get delayed to early 2024.

Howard added that Engineer Roger Wright is working on the scope for construction related to the signal accident at the SR240 crossing.

Howard stated that Columbia Rail officially began on February 1, 2023 and have consistently displayed a quick response to any issues that arise.

Howard added that the White Bluffs Hanford History Project Archive & Storage Facility is on target to allow for occupancy in May. Howard noted that the team recently met with WSU to develop a team communications plan related to the ribbon-cutting, community information and upcoming Bob Ferguson event.

3. REAL ESTATE:

Director of Real Estate, Teresa Hancock provided an updated on the land sale with Pacific Green Engineering, stating that the land sale is now closed between parties on this 2-acre site within the Richland Industrial Center. Hancock added that development is in progress with an architect and geo tech requests. Hancock noted that the current lab, which is located at the 3100 George Washington Way building, will relocate once construction is complete.

Hancock provided an updated on Resolution 22-46, related to the Voegle Development in Prosser. Hancock noted that the sale has rescinded, as the RV park was privately sold in December.

Hancock noted that she has been fielding numerous inquiries for land and has also been working

on the facility located at 2000 Logston Boulevard, and hopes to bring forward something to share next month.

4. MARKETING:

Director of Marketing, Wally Williams stated that he has created an outline for the spring newsletter and will be moving forward with creation soon. Williams added that ongoing work continues on the updating of many facility signs and he has been working with the facilities and real estate team on this project.

Williams added that he has been working on updating Washington VERTICAL flyers, real estate site sheets, Crow Butte brochures and signage and Port flags.

Williams added that he recently provided a special Triton tour to KONA radio and additional tour inquiries have been received.

Commissioner Keck thanked Williams for leading an impromptu tour of Triton during the recent WPPA Meet & Greet.

Public Information Officer, Summers Miya announced that the Marketing and Communications team has begun discussions about updating the State of the Ports video. Miya added that the Regional Chamber has informed her that this luncheon will likely take place in June or July.

Miya stated that she has been assisting with the Washington VERTICAL graphic animation video creation, which will be unveiled at the March 16, 2023 Energy Convening.

Miya added that she has participated in recent meetings with WSU related to the Hanford History Project Archive and storage facility's ribbon cutting and Bob Ferguson recognition ceremony.

Miya noted that she has been working on various events at Walter Clore, including the recent Prosser Community Awards, Washington Wine Industry and most recently the Benton County Cattlemen's Association Annual Banquet. Miya stated that there are many upcoming events scheduled at the Clore for March and beyond.

Miya added that she is also working on lining out specifics for a late summer US Nuclear Industrial Council event in the Tri-Cities.

5. ECONOMIC DEVELOPMENT & GOVERNMENTAL AFFAIRS:

Executive Director, Diahann Howard completed this section during the Executive Director Report.

6. FINANCE DIRECTOR:

Interim Director of Finance/CPA, Sara Marshall provided an updated financial status report, highlighting that available general operating stands at \$3.7M and project fund is \$1.9M.

Marshall stated that \$913k was received in January, including \$403k from tenants and \$510k in grant reimbursements. Marshall added that \$870k in disbursements were issued in January, \$250k being payroll. Marshall noted that there is currently \$181k in outstanding Accounts Payable. Marshall provided an overview of Accounts Receivable outstanding accounts, showing that over \$251k is outstanding.

Marshall highlighted the current finance initiatives, including data validation between the Intacct and Voyager system, integration and stabilization of Voyager billing, GASB 87 and year-end close, financial statement preparation and audit preparation.

Executive Director, Diahann Howard complimented Marshall for hitting the ground running. Howard complimented Senior Accountant, Veronica Serna on the recent closeout of an airport grant.

Howard added that GASB 87 is a big deal and will change the face of business, complimenting Accounting Clerk, Liz Renz for her dedication to gather all leases and ensure standards are being followed.

7. PORT ATTORNEY:

Port Attorney, David Billetdeaux noted that he has personally viewed Columbia Rail putting a lot more effort than seen before on rail cleanup.

Billetdeaux stated that the rail FRA inspection is coming up and warned that findings are likely due to previous issues with the rail operator. Billetdeaux added that FRA will likely work with the Port to address each issue as needed.

Billetdeaux added that he has been working on the Columbia Rail lease agreement and has also been reviewing Atlas documents. Billetdeaux added that the team is hoping for a decision from Atlas soon and stated that originally, the company was more focused on purchasing, then changed to leasing, but is now considering purchasing again.

Billetdeaux stated that he has been researching archiving options, adding that the Port currently utilizes services from Smarsh and LogikCull. Billetdeaux noted that the Port was ahead of a lot of Ports in this area and continues to evaluate other options available related to public archiving systems. Billetdeaux stated that Archive Social has the majority of public contracts in the area and is working with more and more ports. Billetdeaux noted that he will continue to research options to find what is best suited for the Port's needs.

Billetdeaux added that he has reserved a few comments for Executive Session.

8. EXECUTIVE DIRECTOR:

Executive Director, Diahann Howard announced that the Richland City Council recently approved the Targeted Urban Area Exemption (TUAE) and complimented the City and their leadership, as they are one of the first in the state to approve TUAE.

Howard noted that the Olympia Clean Energy Day went well, adding that she was able to attend the X-energy speaking event while in town and had phenomenal follow-up related to this event.

Howard highlighted Rep. Stephanie Barnard's HB 1584, which would establish a state nuclear caucus. Howard complimented the region for the Tri-Cities support and efforts toward support during Tri-Cities Day at the Capital and the introduction of HB 1584. Howard added that the regional support speaks volumes and the tone in Olympia is changing.

Howard commented on the WPPA Meet & Greet event, welcoming Eric ffitch and added that an itinerary for the upcoming PNWA Mission to Washington trip itinerary will be provided soon, adding that many meetings have been scheduled.

Howard noted that TRIDEC on an event for PNNL Industry Days, April 3-7, with a reception likely the evening of the 5th and added that PNNL is recruiting companies. Howard noted that tours held at FMEF, Local 598 and many more and the Port/Washington VERTical will have the opportunity to present and participate.

Howard provided an overview of the eight VERTical project teams, adding that each team will provide an update at the March 16 Energy Convening event. Howard added that the animation video previously mentioned by Summers Miya outlines the vision of what "could be".

Howard added that there is a Clean Energy Supplier Alliance meeting tonight and the Electric Power Research Institute (EPRI) will speak to support deployment of advanced reactor, SMR and MMR technologies. Howard noted that the guest speaker will be Marc Albert, Project Manager for Advanced Nuclear Technology at EPRI.

Howard stated that there is an advanced reactor summit in Charlotte in June and added that the USNIC event in the fall that Miya mentioned earlier will highlight policy, funding, current needs and also provide the message that “We are ready” to deploy now. Howard noted that approximately 150 attendees are expected at this event.

Howard stated that the Atlas prospect is looking at the 1,641 acres and Energy Northwest, Tucci Power, City of Richland and Department of Energy are aligned on the company’s requirements.

Howard noted that a leadership development training was recently held for the staff.

Howard added that she recently participated in a great meeting with Tiger Logistics and also was proud to welcome a group of young researchers to present their Lego builds to the Port, which featured clean energy technologies. Howard hopes to invite the group back for a future presentation.

Howard noted that AAPA has invited her to present at their upcoming leadership conference in Portland. Howard added that she has also been asked to co-chair the WPPA Economic Development committee.

Howard noted that she will have more on personnel for Executive Session.

I. EXECUTIVE SESSION: The regular Commission meeting was recessed at 9:36 a.m. and an Executive Session was convened at 9:45 a.m. to discuss real estate and personnel for 45 minutes. It was noted that if any action was required, we will reconvene the regular meeting and bring forward any item at that time.

J. ADJOURNMENT: The meeting was adjourned at 10:30 a.m. with an announcement that the next regularly scheduled Commission meeting would be held on Wednesday, March 8, 2023, at 8:30 a.m. at the Walter Clore Wine & Culinary Center at 2140 Wine Country Road, Prosser, Washington.

Lori Stevens
Commission Secretary

**Port of Benton, Benton County, Washington
Voucher Certification and Approval
for the Month of February 2023**

General Expenses

Accounts Payable Warrants #:	81041	-	81196		\$ 1,183,417.35
Electronic Payments:					\$ 200,186.37
Total General Expenses					\$ 1,383,603.72

Payroll

Direct Deposit:					
ACH					\$ 101,782.31
Electronic Payments:					
IRS Payroll Tax Deposit					\$ 37,071.98
Other Payroll Related Payments					\$ 10,593.53
Total Payroll					\$ 149,447.82

Total General Expenses and Payroll

\$ 1,533,051.54

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Port of Benton and that I am authorized to authenticate and certify to said claim.

Attest: _____

Director of Finance/Port Auditor

We, the undersigned Commissioners of the Port of Benton, Benton County, Washington, do hereby certify the following vouchers/warrants have been certified and approved for payment, this the _____ day of _____, 2023.

_____ President

_____ Vice President

_____ Secretary

Company name: Port of Benton
Report name: Check register
Created on: 3/3/2023

Bank	Date	Payee	Document no.	Amount
BCT MAIN - KeyBank National Association	Account no: 6631- 6601101			
	2/17/2023	VEN00215--INTERNAL REVENUE SERVICE	21723	16,121.66
	2/6/2023	VEN00006--ABADAN, INC	81041	229.12
	2/6/2023	VEN00025--AMERICAN ROCK PRODUCTS, INC	81042	7,687.72
	2/6/2023	VEN00029--ARCHIBALD & COMPANY ARCHITECTS	81043	647.50
	2/6/2023	VEN00044--BENTON PUD	81044	3,797.30
	2/6/2023	VEN00007--BLUEROOM	81045	255.54
	2/6/2023	VEN00083--CENTURYLINK	81046	219.32
	2/6/2023	VEN00629--CHICAGO TITLE OF WASHINGTON	81047	380.45
	2/6/2023	VEN00071--CITY OF PROSSER	81048	53.17
	2/6/2023	VEN00089--CITY OF RICHLAND	81049	4,075.63
	2/6/2023	VEN00105--CONNELL OIL, INC	81050	1,108.65
	2/6/2023	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	81051	142.40
	2/6/2023	VEN00151--ELECTRICAL UNLIMITED, INC	81052	361.21
	2/6/2023	VEN00162--FARMERS EXCHANGE	81053	41.62
	2/6/2023	VEN00009--GEO WAY ACE HARDWARE	81054	150.93
	2/6/2023	VEN00419--GRAINGER	81055	576.19
	2/6/2023	VEN00588--IC CONSULTING CORPORATION	81056	12,040.00
	2/6/2023	VEN00291--KENNEWICK RANCH AND HOME	81057	143.44
	2/6/2023	VEN00261--MP CONSTRUCTION, INC.	81058	3,802.68
	2/6/2023	VEN00296--PERMIT SURVEYING, INC	81059	1,570.00
	2/6/2023	VEN00306--PROMINENCE PUBLIC RELATIONS	81060	3,660.00
	2/6/2023	VEN00464--ROCKABILLY ROASTING CO.	81061	95.00

2/6/2023	VEN00352--SMARSH, INC.	81062	4.08
2/6/2023	VEN00390--TIRE FACTORY	81063	161.41
2/6/2023	VEN00622--TOTAL ENERGY MANAGEMENT & HVAC SERVICES INC	81064	203.82
2/6/2023	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	81065	1,902.25
2/6/2023	VEN00401--TWIN CITY METALS, INC	81066	134.69
2/6/2023	VEN00410--USDA APHIS	81067	1,376.37
2/6/2023	VEN00532--VIC'S AUTO PARTS & SUPPLY	81068	47.75
2/6/2023	VEN00570--VITAL RECORDS CONTROL	81069	219.47
2/6/2023	10026--Stevens, Lori	81070	49.06
2/13/2023	VEN00209--4IMPRINT, INC	81071	307.74
2/13/2023	VEN00006--ABADAN, INC	81072	419.81
2/13/2023	VEN00583--ADVANCE SIGNAL & CONTRACTING LLC	81073	6,568.69
2/13/2023	VEN00012--AFLAC	81074	603.11
2/13/2023	VEN00024--AMERIGAS PROPANE LP	81075	2,517.62
2/13/2023	VEN00044--BENTON PUD	81076	331.51
2/13/2023	VEN00066--BNSF RAILWAY COMPANY	81077	5,200.00
2/13/2023	VEN00069--BRUTZMAN'S INC	81078	280.07
2/13/2023	VEN00075--CASCADE NATURAL GAS CORP	81079	43,760.30
2/13/2023	VEN00551--CASCADE SIGN & FABRICATION	81080	1,587.02
2/13/2023	VEN00290--CI-PW, LLC (Paradise Bottled Water)	81081	38.00
2/13/2023	VEN00071--CITY OF PROSSER	81082	5,782.11
2/13/2023	VEN00089--CITY OF RICHLAND	81083	64.77
2/13/2023	VEN00234--CITY OF RICHLAND LANDFILL	81084	441.41
2/13/2023	VEN00102--COLUMBIA BASIN PAPER & SUPPLY	81085	78.26
2/13/2023	VEN00107--COOK'S ACE HARDWARE	81086	74.70
2/13/2023	VEN00113--CROWN PAPER & JANITORIAL INC.	81087	1,665.00
2/13/2023	VEN00582--DAVINA ARNOLD	81088	2,372.22
2/13/2023	VEN00120--DBT TRANSPORTATION SERVICES LLC	81089	127.55
2/13/2023	VEN00121--DEAN'S AUTOMOTIVE REPAIR	81090	686.34
2/13/2023	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	81091	1,789.64

2/13/2023	VEN00143--DSD BUSINESS SYSTEMS	81092	2,326.90
2/13/2023	VEN00149--EFC EQUIPMENT FEED PET SUPPLY	81093	71.74
2/13/2023	VEN00157--ENDURIS WASHINGTON	81094	1,330.00
2/13/2023	VEN00161--EXPRESS SERVICES, INC.	81095	1,765.88
2/13/2023	VEN00162--FARMERS EXCHANGE	81096	340.87
2/13/2023	VEN00164--FASTENAL COMPANY	81097	38.78
2/13/2023	VEN00630--FASTSIGNS	81098	16.85
2/13/2023	VEN00166--FERGUSON ENTERPRISES, INC.	81099	170.86
2/13/2023	VEN00009--GEO WAY ACE HARDWARE	81100	356.95
2/13/2023	VEN00419--GRAINGER	81101	370.41
2/13/2023	VEN00200--HDR ENGINEERING, INC	81102	3,476.16
2/13/2023	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	81103	43.37
2/13/2023	VEN00291--KENNEWICK RANCH AND HOME	81104	119.56
2/13/2023	VEN00510--LIFESECURE INSURANCE COMPANY	81105	1,857.50
2/13/2023	VEN00542--MCCORMACK CONSULTING, LLC	81106	5,887.50
2/13/2023	VEN00258--MOON SECURITY SERVICES, INC	81107	5,369.70
2/13/2023	VEN00261--MP CONSTRUCTION, INC.	81108	12,730.95
2/13/2023	VEN00262--MR. ROOTER PLUMBING	81109	2,197.13
2/13/2023	VEN00288--PALMER ROOFING COMPANY	81110	7,239.42
2/13/2023	VEN00297--PERSONAL TOUCH CLEANING, INC.	81111	13,451.73
2/13/2023	VEN00301--PITNEY BOWES, INC	81112	217.00
2/13/2023	VEN00302--PLATT ELECTRIC SUPPLY, INC	81113	216.19
2/13/2023	VEN00305--POCKETINET COMMUNICATIONS, INC.	81114	240.00
2/13/2023	VEN00310--PROSSER CHAMBER OF COMMERCE	81115	1,180.00
2/13/2023	VEN00317--RAILWORKS TRACK SYSTEMS	81116	9,075.28
2/13/2023	VEN00614--STRATEGIC GOVERNMENT RESOURCES, INC (SGR)	81117	1,802.03
2/13/2023	VEN00369--SUNWEST SPORTSWEAR	81118	135.27
2/13/2023	VEN00581--TERRY ARNOLD	81119	1,750.00
2/13/2023	VEN00346--THE SHERWIN-WILLIAMS CO.	81120	746.01
2/13/2023	VEN00390--TIRE FACTORY	81121	2,031.47

2/13/2023	VEN00560--TRI-CITIES HISPANIC CHAMBER OF COMMERCE	81122	600.00
2/13/2023	VEN00399--TRIDEC, INC.	81123	375.00
2/13/2023	VEN00414--VERIZON	81124	1,559.47
2/13/2023	VEN00532--VIC'S AUTO PARTS & SUPPLY	81125	297.29
2/13/2023	VEN00440--WASHINGTON PUBLIC PORTS ASSOCIATION	81126	10,654.00
2/13/2023	VEN00358--WASHINGTON STATE AUDITOR'S OFFICE	81127	116.10
2/13/2023	VEN00625--WASHINGTON STATE UNIVERSITY	81128	3,534.00
2/13/2023	VEN00449--ZIPLY FIBER	81129	839.73
2/13/2023	10015--Billetdeaux, David	81130	824.23
2/13/2023	10006--Howard, Diahann	81131	204.99
2/13/2023	10027--Renz, Elizabeth	81132	268.37
2/13/2023	10029--Wright, Quentin	81133	100.00
2/13/2023	10007--Keck, Roy	81134	1,078.75
2/21/2023	VEN00637--360 AUTOMOTIVE & REPAIR	81135	86.88
2/21/2023	VEN00006--ABADAN, INC	81136	54.78
2/21/2023	VEN00044--BENTON PUD	81137	3,903.08
2/21/2023	VEN00053--BENTON RURAL ELEC ASSOCIATION	81138	959.10
2/21/2023	VEN00321--CI INFORMATION MANAGEMENT	81139	46.43
2/21/2023	VEN00290--CI-PW, LLC (Paradise Bottled Water)	81140	40.17
2/21/2023	VEN00052--CITY OF BENTON CITY	81141	113.06
2/21/2023	VEN00089--CITY OF RICHLAND	81142	1,353.32
2/21/2023	VEN00077--COLUMBIA BASIN IT	81143	2,374.13
2/21/2023	VEN00105--CONNELL OIL, INC	81144	1,563.81
2/21/2023	VEN00107--COOK'S ACE HARDWARE	81145	175.25
2/21/2023	VEN00113--CROWN PAPER & JANITORIAL INC.	81146	168.21
2/21/2023	VEN00120--DBT TRANSPORTATION SERVICES LLC	81147	1,454.41
2/21/2023	VEN00151--ELECTRICAL UNLIMITED, INC	81148	1,630.50
2/21/2023	VEN00162--FARMERS EXCHANGE	81149	145.92
2/21/2023	VEN00166--FERGUSON ENTERPRISES, INC.	81150	331.84
2/21/2023	VEN00009--GEO WAY ACE HARDWARE	81151	97.37

2/21/2023	VEN00419--GRAINGER	81152	1,261.16
2/21/2023	VEN00196--HARBOR FREIGHT TOOLS, INC.	81153	120.54
2/21/2023	VEN00525--HUB INTERNATIONAL NORTHWEST LLC	81154	11,500.00
2/21/2023	VEN00588--IC CONSULTING CORPORATION	81155	8,640.00
2/21/2023	VEN00586--INDUSTRIAL CONSTRUCTORS, INC.	81156	12,580.00
2/21/2023	VEN00229--KELLEY'S TELE-COMMUNICATION, INC.	81157	134.40
2/21/2023	VEN00236--LES SCHWAB TIRE CENTER STEVENS DR.	81158	65.21
2/21/2023	VEN00380--MCCLATCHY COMPANY	81159	348.46
2/21/2023	VEN00527--PAINTMASTER SERVICES	81160	5,250.00
2/21/2023	VEN00297--PERSONAL TOUCH CLEANING, INC.	81161	15,314.43
2/21/2023	VEN00302--PLATT ELECTRIC SUPPLY, INC	81162	81.22
2/21/2023	VEN00306--PROMINENCE PUBLIC RELATIONS	81163	4,680.00
2/21/2023	VEN00634--SARA MARSHALL	81164	18,460.00
2/21/2023	VEN00352--SMARSH, INC.	81165	4.08
2/21/2023	VEN00385--THE HOME DEPOT CRC/GECF	81166	4,199.62
2/21/2023	VEN00622--TOTAL ENERGY MANAGEMENT & HVAC SERVICES INC	81167	2,204.36
2/21/2023	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	81168	1,902.25
2/21/2023	VEN00402--UNDERGROUND CREATIVE, LLC	81169	200.00
2/21/2023	VEN00410--USDA APHIS	81170	1,050.49
2/21/2023	VEN00449--ZIPLY FIBER	81171	614.36
2/23/2023	VEN00317--RAILWORKS TRACK SYSTEMS	81172	754,481.88
2/27/2023	VEN00089--CITY OF RICHLAND	81173	11,318.22
2/27/2023	VEN00006--ABADAN, INC	81174	390.86
2/27/2023	VEN00038--BANNER BANK - Credit Card	81175	11,558.29
2/27/2023	VEN00044--BENTON PUD	81176	592.32
2/27/2023	VEN00007--BLUEROOM	81177	255.56
2/27/2023	VEN00469--CENTURY WEST ENGINEERING CORP	81178	6,255.26
2/27/2023	VEN00083--CENTURYLINK	81179	111.57
2/27/2023	VEN00290--CI-PW, LLC (Paradise Bottled Water)	81180	34.75
2/27/2023	VEN00089--CITY OF RICHLAND	81181	30,464.37

2/27/2023	VEN00234--CITY OF RICHLAND LANDFILL	81182	177.52
2/27/2023	VEN00175--FRONTIER FENCE, INC.	81183	460.56
2/27/2023	VEN00009--GEO WAY ACE HARDWARE	81184	142.74
2/27/2023	VEN00540--GLACIER SUPPLY GROUP, LLC	81185	78.51
2/27/2023	VEN00201--HEALTH CARE AUTHORITY	81186	34,091.24
2/27/2023	VEN00501--MOUNTS LOCK AND KEY, INC.	81187	46.52
2/27/2023	VEN00317--RAILWORKS TRACK SYSTEMS	81188	6,956.80
2/27/2023	VEN00636--SENSKE LAWN & TREE CARE LLC	81189	1,000.05
2/27/2023	VEN00342--SHANNON & WILSON, INC.	81190	26,012.85
2/27/2023	VEN00577--SPROUT PARTNERS NW, LLC	81191	1,572.50
2/27/2023	VEN00346--THE SHERWIN-WILLIAMS CO.	81192	2,067.91
2/27/2023	VEN00532--VIC'S AUTO PARTS & SUPPLY	81193	260.87
2/27/2023	VEN00570--VITAL RECORDS CONTROL	81194	219.47
2/27/2023	VEN00449--ZIPLY FIBER	81195	450.21
2/27/2023	10026--Stevens, Lori	81196	480.45
2/3/2023	VEN00215--INTERNAL REVENUE SERVICE	2032023	20,950.32
2/14/2023	VEN00640--FEDERAL AVIATION ADMINISTRATION	AIP 35	28,274.40
2/23/2023	VEN00239--WASHINTGON STATE DEPT OF REVENUE	B&O01-2023	3,301.80
2/10/2023	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP020323	3,512.43
2/8/2023	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW02032023	1,889.65
2/21/2023	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW02172023	1,889.65
2/6/2023	VEN00239--WASHINTGON STATE DEPT OF REVENUE	Q4-2022LET	171,911.97
2/27/2023	VEN00342--SHANNON & WILSON, INC.	Voided - 081190	-26,012.85

**Total for
BCT MAIN**

1,431,269.23

**Port of Benton, Benton County, Washington
 Voucher Certification and Approval
 for the Month of February 2023**

Project Fund

Accounts Payable Warrants #	900055	-	900058	\$	345,823.58
Electronic Payments				\$	-
Total Project Fund Expenses				\$	<u>345,823.58</u>
Total Project Fund Expenses				\$	<u><u>345,823.58</u></u>

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Port of Benton and that I am authorized to authenticate and certify to said claim.

Attest: _____

Director of Finance/Port Auditor

We, the undersigned Commissioners of the Port of Benton, Benton County, Washington, do hereby certify the following vouchers/warrants have been certified and approved for payment, this the _____ day of _____, 2023.

President

Vice President

Secretary

Company name: Port of Benton
Report name: Check register
Created on: 3/3/2023

Bank	Date	Payee	Document no.	Amount
BCT PROJECT - KeyBank National Association	Account no: 6634- 6601401			
	2/6/2023	VEN00578--BOOTH AND SONS CONSTRUCTION INC	900055	306,952.00
	2/13/2023	VEN00519--ARCHITECTS WEST, INC.	900056	12,764.07
	2/21/2023	VEN00089--CITY OF RICHLAND	900057	94.66
	2/27/2023	VEN00342--SHANNON & WILSON, INC.	900058	26,012.85
Total for BCT PROJECT				345,823.58

RESOLUTION 23-05
A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
TO CANCEL A WARRANT

WHEREAS, General Expense Fund Warrants No. 081190, in the amount of \$26,012.85 issued to Shannon & Wilson, Inc., warrant has been deemed to be issued with from incorrect fund.

WHEREAS, said warrants is hereby considered to be canceled, and the Port Commission wishes to remove this warrant from the active accounting records.

NOW THEREFORE, the Port Commission hereby resolves to cancel Warrants No. 081190.

DATED AND SIGNED at Richland, Washington on this 8th day of March 2023.

Christy Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

**PORT OF BENTON
PROJECTS AND GRANTS STATUS**

March 2023

	Project	Description	Grants Pursued/Received	Comments
1	Richland Innovation Center Rural County Capital Funds	Infrastructure improvements across already developed lots and the widening of Fermi Avenue	Benton County RCCF \$1,100,000	Working on re-scoping the project to bring it into budget. Likely to install street lights late summer 2023.
2	Richland Airport - Airfield Signage and Lights (PH1)	Replace Airfield Signs, Replace runway lights on RW 8/26 & 1/19 MIRL - CONSTRUCTION	FAA - \$3,200,000 No Match Required	PAPI's are being installed currently. Still waiting on Emergency Generator.
3	Innovation Cluster Accelerator Program Application	Washington Dept of Commerce, next evolution of POB, IPZ. Goal to support creation of clean energy industry lead alliance.	State - \$400,000	Annual Report Submitted, grant ends Oct 2023
4	Infrastructure Investment and Jobs Act - Grant Funds (Now Bipartisan Infrastructure Law BIL funds) - Richland Airport	Direct grants for the improvement of public use airports. Awarded project is Taxilane and Apron Reconstruction	Richland Airport \$1,995,000	FAA approved for construction 2024-2026
5	Community Aviation Revitalization Board (CARB)	WSDOT funding to allow the Port of Benton to acquire existing hangars that are near the end of their long term leases and are located within the area in the Master Plan shown for removal.	WSDOT \$750,000 CARB Low interest 20 year loan with initial payment is due in 2026. Interest rate is 2% and hangar revenues cover debt service. Project at Richland Airport	Working with hangar and building owners

**PORT OF BENTON
PROJECTS AND GRANTS STATUS**

March 2023

	Project	Description	Grants Pursued/Received	Comments
6	National Highway Freight Program (WSDOT portion)	SR 240 rail signal and crossing reconstruction. City will be installing a bike/ped path on north side of crossing. WSDOT is planning on widening SR 240 from bypass highway to Hagen Rd.	WSDOT \$865,000 POB \$135,000	6 Year TIP has been approved. Working on consultant selection. Also working on insurance replacement of this railroad signal
7	Railroad Improvements - FRAP grant	Provide grant funding of railroad crossings, ties and rail	FRAP - \$1,000,000 POB \$250,000	Waiting on legislative session end mid April for approval of projects.
8	Consolidated Rail Infrastructure & Safety Improvement (CRISI)	"White Bluffs Rail" remaining crossings, ties, panels and rail	\$8M project 80%Fed/20%POB Match	Application Submitted
9	Rebuilding American Infrastructure with Sustainability and Equity (RAISE)	Provide grant funding of railroad crossings, ties and rail	\$8M project 80%Fed/20%POB Match that is included within CRISI	Application Submitted, this is not in addition to CRISI
10	White Bluffs Center, Phase II	White Bluffs Center Phase II	Congressional request submitted \$10M	Congressional Grant Request submitted for 2024. Working on rendering of project and other grant sources
11	Washington State Department of Commerce- Evergreen Manufacturing Growth Grant	Industrial Innovation Cluster Organizations-strategic assistance	\$322,000	Application Submitted

**PORT OF BENTON
PROJECTS AND GRANTS STATUS**

March 2023

	Project	Description	Grants Pursued/Received	Comments
12	FAA and State Airport discretionary funds	Runway and Apron Crack and Fog Seal	FAA NPE \$290,000 State \$800,000	Approved
13	FAA Airport Funds - Richland Airport	Wildlife fencing around airport. Complete fencing around entire airport	FAA NPE \$205,000	Approved
14	FAA Airport Funds - Prosser Airport	Runway and Apron Crack and Fog Seal and Airport Lighting	FAA NPE \$200,000 FAA DI \$1,300,000	Approved