

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 June 14, 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., June 14, 2023

3250 Port of Benton Blvd., Richland, WA 99354

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. CONSENT AGENDA

1. Approval of Agenda
2. Approval of Minutes from the May 24, 2023 Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for Month of May
Totaling \$773,645.42
4. Approval of Project Fund Vouchers and Certifications for the Month of May
Totaling \$1,690.00

D. PUBLIC COMMENT

E. PUBLIC HEARING

1. Six-Year Transportation Improvement Program for Years 2024-2029
Inclusive

2. For the Purpose of Receiving Public Comment Concerning Declaring Property Located at 2000 Logston Blvd., Richland Excess to the Future Needs of the Port and the Advisability of Selling Real Property and Improvements Owned by the Port

F. ITEMS OF BUSINESS

1. Resolution 23,17, Approving the Port of Benton's Six-Year Transportation Improvement Program for the Years 2024-2029 Inclusive
2. Resolution 23-18, A Resolution to Surplus Real Property at the Technology and Enterprise Center, 2000 Logston Blvd., Richland
3. Resolution 23-19, Port of Benton Real Estate Contract with Hopp Family Holdings, LLC, Mike and Dashia Hopp (Technology Enterprise Center, 2000 Logston Blvd., Richland – Land and Building)
4. Resolution 23-20, Consent to Assignment of FBO Lease – Sundance Aviation to Hood Aero, Richland Airport
5. Proclamation 23-01, Honoring Robert L. Ferguson
6. Proclamation 23-02, Recognizing Crow Butte Camp Host, Wayne Potter
7. Approving Contract for Century West Engineering for Design Work for Pavement Maintenance and Electrical Repairs at Prosser Airport for \$267,620.05
8. Approving Contract for Century West Engineering for Design Work for Pavement Maintenance at Richland Airport for \$192,530.70

G. INFORMATION REPORTS

1. Hanford Communities Update
2. Future Planning Projects for Richland Airport
3. SR240 Crossing Replacement Update
4. Grants Update

H. COMMISSIONER REPORTS/COMMENTS

I. DIRECTOR REPORTS/COMMENTS

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

J. EXECUTIVE SESSION: Real Estate and Personnel

K. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on Wednesday, July 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
May 24, 2023

A. CALL TO ORDER: The regular monthly meeting was called to order at 8:31 a.m. at the Port of Benton Commission meeting room, located at 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; Director of Finance, Jeff Lubeck; Senior Accountant, Veronica Serna; Ashley Garza, Consultant; Bryan Bell, Construction Project Manager; Roger Wright, RGW Enterprises; Theresa Richardson, City of Richland; Scott Keller, Community Member; Gareth Nisbett, Community Member

The following attendees attended via remote communications: Commissioner Lori Stevens; Contract Specialist, Sheri Collins; Bryan Condon, Century West Engineering; Wendy Culverwell, Tri-City Herald; Sara Schilling, Tri-Cities Area Journal of Business

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 May 24, 2023 Commission meeting, approval of minutes from the April 12 ,2023 Commission meeting, approval of vouchers and certifications, including payroll, for the month of April totaling \$842,015.90, approval of project vouchers and certifications for the month of April totaling \$182,915.75 and approval of Resolution 23-09, voiding warrant No. 080989 in the amount of \$3,615.00, which was printed with errors.

D. PUBLIC COMMENT:

There were no comments from the public.

E. ITEMS OF BUSINESS

1. Resolution 23-11, A Resolution Appointing Finance Director Jeff Lubeck as Port Auditor

Port Attorney, David Billetdeaux introduced recently hired Finance Director, Jeff Lubeck and explained that Resolution 23-11 is a housekeeping item which will appoint the Port finance director as Port auditor for state audit purposes.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Resolution 23-11, appointing Finance Director Jeff Lubeck as Port Auditor.

2. Resolution 23-12, A Resolution Removing Danielle Connor as a Signer and Authorizing Jeff Lubeck as a Signer to the Banner Bank Account

Port Attorney, David Billetdeaux explained that Resolution 23-12 is another housekeeping-related item, adding that Banner Bank is particular about their processes and requires a signed resolution and approved meeting minutes to add or remove signers and credit card holders to the Banner Bank account. Billetdeaux added that this resolution allows Lubeck to perform duties related to his position and will also help clean up the Banner Bank account. Billetdeaux, an authorized signer, would like authority to remove any credit card holders and authorized signers that are no longer employees of the Port, such as Danielle Connor and Miles Thomas.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 23-12, removing Danielle Connor as a signer and authorizing Jeff Lubeck as a signer to the Banner Bank account, and terminating credit cards for any individuals no longer employed by the Port.

3. Resolution 23-14, Land Lease with Kambash LLC for 1.09 Acres for Public/Tenant Park Use Within the Technology & Business Campus (3240 Richardson Rd.)

Director of Real Estate, Teresa Hancock explained that the Port sold the 7.1 acres to Watts Development in 2010 to construct a three-story office building. In addition, 1.09 acres of open space was used for lawn area, the Port maintained the grounds, irrigation and utilities. Hancock added that Resolution 23-14 is an updated land lease that releases the Port from the handling of any landscaping or grounds maintenance on this property (3240 Richardson Road) and provides it via land lease to the new purchaser of the office.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Resolution 23-14, a land lease with Kambash LLC for 1.09 acres for public/tenant park use within the Technology & Business Campus (3240 Richardson Rd.)

4. Resolution 23-15, A Resolution of the Port of Benton Authorizing an Application for a Washington State Department of Transportation (WSDOT) Aviation Division, Airport Aid Grant to Fund Design Services Related to the Pavement Rehabilitation Project at Richland Airport

Airport Manager, Quentin Wright explained that the Port would like to submit an application for an Airport Aid Grant to fund design services related to the pavement rehabilitation project at Richland Airport. Wright explained that WSDOT requires the resolutions to be submitted before the application, adding that the grant states that the Federal Aviation Administration will cover 90% of the project and the Port the remaining 10%, but the grant will cover 5% of the Port's required 10%.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 23-15, authorizing an application for a Washington State Department of Transportation (WSDOT) Aviation Division, Airport Aid Grant to fund design services related to the pavement rehabilitation project at Richland Airport.

5. Resolution 23-16, A Resolution of the Port of Benton Authorizing an Application for a Washington State Department of Transportation (WSDOT) Aviation Division, Airport Aid Grant to Fund Design Services Related to the Pavement Rehabilitation and Electrical Replacement Project at Prosser Airport.

Airport Manager, Quentin Wright explained that the Port would like to submit an application for an Airport Aid Grant for design services related to pavement rehabilitation and an electrical replacement project at the Prosser Airport. Wright explained that WSDOT requires the resolutions to be submitted before the application, adding that the grant states that the Federal Aviation Administration will cover 90% of the project and the Port the remaining 10%, but the grant will cover 5% of the Port's required 10%.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Resolution 23-16, authorizing an application for a Washington State Department of Transportation (WSDOT) Aviation Division, Airport Aid Grant to fund design services related to the pavement rehabilitation and electrical replacement project at Prosser Airport.

6. Award of 2023 Railroad Tie Replacement Project – Condon Construction, LLC

Engineer Roger Wright stated that the Commission previously approved the purchase of 1,200 railroad ties adding that the Port recently solicited bids for installation of these ties within the Port track, which includes 100 ties within the City's portion of the track as an alternate/additional bid item. Wright stated that interest was received from six railroad contractors, however three of the companies contacted the Port to inform that they could not schedule the work until 2024 due to their current workloads, which is indicative of the large amount of rail work currently underway.

Wright noted that two responsive bids were received from Railworks Track Systems and Condon Construction. Wright added that many years ago Railworks and Condon were part of the same ownership, but have since split. Wright added that although Condon has not performed work for the Port in several years, the team has worked with them in the past.

Wright announced that bids received were:

Railworks Track Systems – POB - \$440,691.54; COR - \$35,327.50; Total - \$467,019.04

Condon Construction, LLC – POB - \$176,967.95; COR - \$12,250.49; Total - \$189,218.44

Wright stated that both bids have been reviewed and have been determined that Condon Construction, LLC of Spokane, WA is the lowest responsive bidder. Wright recommended the Commission award the total bid of \$189,218.44 to Condon Construction while also approving the Executive Director the authority to approve change orders up to 5% of the work.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission awarding the 2023 Tie Replacement Project to Condon Construction, LLC.

7. Van Giesen and Cemetery Railroad Crossings, Change Order

Engineer Roger Wright reminded the Commission that Commission approved construction of the Van Giesen and Swift railroad crossings and the project was awarded to Railworks Track Systems for
Commission Meeting
May 24, 2023

a total project of \$771,002.44, including sales tax. Wright noted that the work was substantially completed in 2022, but the team is still working with the contractor on reports and final billing.

Wright stated that during the construction, which was completed in a 24-hour a day work schedule, crews found deeper asphalt than anticipated at both crossings. Wright stated that Railworks moved forward with the construction and brought additional asphalt and in order to match the existing depth, rather than slow the project by bringing in additional base rock.

Wright stated that Railworks requested an additional \$59,523.00 for additional asphalt across both Van Giesen and Cemetery/Swift crossings. Wright announced that after reviewing the information, as well as negotiating with Railworks, he is recommending rejecting the addition asphalt at the Swift/Cemetery crossing and approve the additional asphalt at Van Giesen, for a total of \$40,479.00. Wright stated that change orders approved to date, which mostly included installing additional emergency ties, total \$25,304.68 and with the additional approved asphalt, change orders will total \$65,783.68 plus sales tax.

Wright reminded the Commission that when the project was awarded, Commission pre-approved 5% in change orders, or \$38,550.00 and with the proposed additional asphalt, the team will exceed the approval, hence requiring Commission approval. Wright added that with this approval, the total change orders will be 9.2% of the total approved project.

Wright stated that he recommended Commission approve the additional asphalt change order of \$40,479.00, with a revised total construction contract of \$843,219.25, including sales tax.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving the change order for the Van Giesen and Cemetery Railroad Crossing change order of \$40,479.00 with a revised total construction contract of \$843,219.25 including sales tax.

F. INFORMATION REPORTS

1. Grants Update

Executive Director Diahann Howard pointed out that the grants report was included in the meeting packet and would like to point out some particular points.

- Item 11 – Washington State Department of Commerce – Evergreen Manufacturing Growth Grant – Approved for \$200k contract; work has begun/RFP posted
- Item 7 – Railroad improvements/FRAP grant; \$1.2M approved
- Item 17 – White Bluffs Rail/State capital request/\$1.2M approved
- Item 12 – Department of Energy EV Charging, Energy Northwest leading and will provide electric vehicle charging stations at port properties, Washington State University and Pacific Northwest National Laboratory.

Howard added that she is hoping the Port will fare well for the federal submittal for rail funding and will know more about that request in June.

Howard added that there will be more discussion related to federal tech hubs and the Tri-Cities is positioned well for tech hub status.

G. COMMISSIONER REPORTS/COMMENTS

Commissioner Lori Stevens announced that she recently attended the Prosser Economic Development annual meeting and Washington Public Ports Association spring meeting.

Commissioner Stevens added that she also attended the Pepper Preppers ribbon-cutting event, which she was very pleased with.

Commissioner Stevens added that she recently experienced a family trauma where Lifeflight-type services were required and she has a newfound appreciation for this important and vital service available during crisis.

Commissioner Roy Keck stated that he attended the Washington Airport Managers Association annual meeting where the Port was awarded with the “Project of the Year” award for the 2022 Richland Airport Electrical Replacement Project.

Commissioner Keck added that he also attended the Washington Public Ports Association spring meeting, where the Port was awarded with a Community Engagement award communications during the 2022 railroad crossing replacement projects.

Commissioner Keck thanked the team for the work devoted to each project.

Commissioner Christy Rasmussen announced that she attended the Port of Kennewick’s Clover Island ribbon-cutting/community event. Commissioner Rasmussen recognized the Port’s participation in the recent TRIDEC Coffee with Karl, during Economic Development week.

Commissioner Rasmussen added that she also attended the Washington Public Ports Association spring meeting and Pepper Preppers ribbon-cutting, which she felt was a fabulous event.

Commissioner Rasmussen stated that she also attends a local civility caucus event once a month, which Congressman Dan Newhouse initiated.

H. DIRECTOR REPORTS/COMMENTS:

1. AIRPORTS

Airport Manager, Quentin Wright announced that there is new signage at the Prosser Airport.

Wright added that he recently visited the Civil Air Patrol, which meets Thursdays at 6:30 p.m. and has approximately 25 members.

Wright stated that he also recently visited the Lewis McChord Air Force Base.

Wright invited the Commission to tour the pilot’s lounge at 1865 Bronco Lane at the Richland Airport at the July Commission meeting.

Wright stated that he has one item for executive session concerning ongoing negotiations at Richland Airport.

2. FACILITIES & OPERATIONS

Director of Facilities & Operations, Ron Branine announced that the 2000 Logston turnover list is completed, which included plumbing, electrical and demolition of several walls, floors and ceilings.

Branine added that cleanup of Prosser Wine & Food Park has included the removal of dead trees and also assisting Chukar Cherries with additional parking blocks and parking lot striping.

Branine stated that facilities has also assisted with the Orano Group move-in, including their security setup, electrical within the space, HVAC, cleaning, IT install and several after hours calls to open and unlock doors.

Branine stated that 74 work orders have been turned in since the April meeting, but should be seeing an average of approximately 100 per month. Branine reminded that the number will fluctuate, but will be consistent once the preventative maintenance system is in place and then there will be a steady decline.

Branine noted that there are currently 46 open work orders and stated that he believes that the current system is only capturing 50% of what the department is doing.

Branine announced that he has started the Facility work order system and the first several months will be data collecting, much as it was for the Voyager system. Branine informed that they will be building inspection templates, preventative maintenance schedules, standard operating procedures, maintenance operating procedures, emergency operating procedures for all equipment and assets.

Branine proclaimed that Crow Butte Park looks the best it has in years and the restrooms are sparkling.

Branine stated that there was a near drowning incident at the park last week, where a couple was in a boat near shore that flipped over. Camp Host, Wayne Potter, wasted no time grabbing a life ring and jumping into the water to save the male who was struggling to make it to shore. Branine noted that Benton County Sheriff's Office recommended Wayne for a Lifesaving award for his actions, which we would like to present at the June Commission meeting.

Branine noted that forecasted revenue is up 5.53% in reservations, guest forecast is up 8.97% and the guest return rate is 76.7%.

Branine stated that he has started meeting with McKinstry to get the final plan for space reallocation that makes the most sense for current tenants at 2579 Stevens Drive, as well as for future needs. Branine added that they are looking at redoing two sets of restrooms and adding a common corridor to alleviate shared space intrusions.

3. REAL ESTATE:

Director of Real Estate, Teresa Hancock thanked Director of Facilities & Operations, Ron Branine, Contract Specialist, Sheri Collins and the entire team for their assistance during the Orano transition, which has made 3250 Port of Benton Blvd. 100% occupied.

Hancock noted that she has been fielding requests regarding the space currently occupied by Subway, in the space next to the actual restaurant. Hancock stated that she is working with the Subway tenant on the space, as they have expressed interest in expanding, but if they decide against expansion, there have been multiple requests to pursue.

Hancock said that she has been working with the Port of Pasco, who is utilizing space near Barnhart on a month-to-month basis.

Hancock provided a few updates on Prosser, including a note that Prosser Memorial Hospital is looking to lease a warehouse at Prosser Airport. Hancock added that she is also working with a prospect who is interested in three sites in Vintners Village. Hancock added that this prospect originally reached out in 2021 and she hopes to bring forward in the June meeting, adding that the prospect is interested in building a tasting room and warehouse on the three lots directly south of Yellow Rose Nursery.

Hancock added that she continues to work on ongoing real estate requests, follow-ups and needs.

4. MARKETING:

Director of Marketing, Wally Williams stated that the spring newsletter is nearly complete and am only waiting on a few things to complete the main article before publishing.

Williams noted that Triton tours continue to be in high demand and he continues to provide several a week. Williams added that he has been creating graphics for a Vintners Village social media campaign.

Public Information Officer, Summers Miya recognized Williams' assistance with the many graphic creations and requests, stating that she has started a Vintners Village summer social media campaign. Miya added that the Port has once again participated in the Port of Seattle Spotlight Advertising Program and the Vintners Village "We'll Make You Blush" ad will be on display during quarter three in the ticketing area of the Seattle airport.

Miya added that she has been trying to include one Vintners event on each weekly eNews and continues regular social media posting to promote visitors to Vintners Village.

Miya stated that she, along with Executive Director, Diahann Howard and Director of Real Estate, Teresa Hancock, joined the tenants and business owners of Vintners Village at their May meeting to provide cohesive branding information as well as an opportunity that has recently arisen through American Cruise Lines. Miya explained that American Cruise Lines currently docks at Howard Amon Park in Richland up to five nights a week, adding that current tour itineraries include trips to Pendleton, B Reactor and/or REACH Museum. Miya added that American Cruise Lines has expressed an interest to offer Prosser tour to their guests up to five times a week for up to 40 people. Miya stated that along with meeting with Vintners Village, a follow-up email was shared to all businesses and tenants with a request to submit a proposal to American Cruise Lines. Miya added that she also reached out to Prosser Economic Development Association and Historic Downtown Prosser Association, who have shared the opportunity with additional Prosser businesses. Miya noted that proposals are due at the end of the month and from there, American Cruise Line has expressed a desire to visit Prosser to experience the offerings first-hand. Miya added that American Cruise Lines would like to start offering the Prosser itinerary as a test run this fall and then run for the entire 2024 season, April – November.

Miya thanked the Commissioners, Teresa Hancock and Port Attorney, David Billetdeaux for their support at the recent ribbon-cutting for Pepper Preppers, which now own the formerly Port-owned fire station in Benton City. Miya recognized Hancock's work, attention to detail and relationship with the new owners to make everything possible with their new business.

Miya stated that other upcoming events include the Triton Submarine Veterans gathering on Saturday, June 10, which will be very similar to the 2022 Operation Sandblast recognition ceremony, as well as a tenant appreciation BBQ on June 22 and the Robert L. Ferguson memorial event on Thursday, July 6. Miya reminded the Commission that the Ferguson family has extended an invitation to all to the celebration of life, which is taking place at Christ the King Church prior to the memorial event at the Port.

Miya added that she attended the Washington Public Ports Association spring meeting the week prior and stated that she would like to recognize Engineer, Roger Wright and all others involved with the planning of the projects which were recently awarded at the WAMA and WPPA events. Miya stated that telling the story is only possible if she, herself, is provided the detail and communication from those directly involved in the planning.

Miya noted that she is assisting with a Ready for Nuclear event, which is slated to take place September 6-7, 2023, adding that this event is in partnership with TRIDEC and the US Nuclear Industry Council.

Miya added that she is also assisting with a community screening event for the recently released Oliver Stone documentary, Nuclear Now.

6. FINANCE DIRECTOR:

Executive Director, Diahann Howard introduced newly hired Director of Finance/CPA, Jeff Lubeck. Lubeck greeted the Commission and provided a brief personal introduction and work history overview.

Lubeck thanked Senior Accountant, Veronica Serna and Accounting Clerk, Liz Renz for their support during his onboarding and highlighted their current outstanding systems that are in place.

Lubeck added that Interim Director of Finance, Sara Marshall also did a great job in the interim and continues to provide valuable support and assistance on year end, which will be ready to submit to the State Auditor's Office next week.

Lubeck also commended former Director of Finance, Danielle Connor for the groundwork she provided, particularly the new systems that are now in place thanks to her drive and dedication. Lubeck added that there is a great team in place and he looks forward to what is ahead.

Lubeck explained that his presentation style includes understanding the why, not just the what and provided an overview of current month cash compared to the prior month.

Lubeck provided an overview of the general fund and project fund account balances, noting that there was an increase in April cash balance primarily due to deposits in April for property taxes. Lubeck also pointed out that the project fund is related to the Hanford History project which is wrapping up and anything remaining from the fund will be used for Phase II of the development.

Lubeck provided an overview of April 2023 cash receipts and cash disbursements from the general fund as well as a report on current accounts receivable, which now includes a look at "tenant early pay" for those tenants who choose to pay ahead of time.

Lubeck reviewed the current finance initiatives, which include his continued transitioning and training, which Port Attorney David Billetdeaux has been assisting with.

Lubeck added that the Voyager Integration Validation is a priority, as it is the final month of manual integration for validation testing and automated integration will begin in early June.

Lubeck continued, explaining that GASB 87 is another current focus, with final reviews and verification on the forefront, as well as running and confirming calculations.

Lubeck added that year-end close, financial statement preparation and audit preparation remain a current focus, in addition to GASB 96, which focuses on software subscriptions and is a new requirement in 2023.

Lubeck continued, adding that he is working on taking over many of the former Director of Finance's memberships and subscriptions and is also including IMA.

Lubeck noted that he plans to start 2024 budget planning, which will be presented at the October budget workshop.

Executive Director, Diahann Howard welcomed Lubeck to the Port team and took the opportunity to introduce newly hired Construction Project Manager, Bryan Bell, who joined the team on Monday.

Howard explained that Bell's experience will be pivotal with Port projects and looks forward to having him on the team. Howard reminded the Commission that one of the goals for quarters one and two of 2023 was to hire for these positions, which will stabilize the team.

Bell greeted the Commission and introduced himself as a long term Tri-Cities resident. Bell explained that he started out in the asphalt business and then owned his own construction company, which started with two employees and grew to 36. Bell added that he has spent the last 10 years

pursuing a lifelong dream and been a professional angler.

Bell stated that he is happy for the opportunity to join the Port team and is amazed at what the staff can do.

7. PORT ATTORNEY:

Port Attorney, David Billetdeaux provided reminders to all public employees during election season, which are in line with Washington Public Ports Association, county and MRSC recommendations. Billetdeaux encouraged anyone with any questions at all to come to him for clarification.

Billetdeaux added that he is in the beginning stages of preparing interlocal agreements with the Cities of Richland and Prosser, and the Benton County sheriff's department regarding trespassers on Port property.

Billetdeaux noted that at the recent WPPA spring meeting, the Office of Minority and Women's Business Enterprises made a presentation, and he is working to establish a local contact, as well as updated policy so the Port can ensure that all state requirements in diversity and inclusion are met.

Billetdeaux added that he is also working on developing a Request for Proposal for insurance companies, which the recent incident at State Route 240 highlighted as a need, due to an error at the Conover/HUB office, which they are working now to correct. Billetdeaux stated that the Port seeks to ensure that all property and assets are properly insured.

Billetdeaux added that he is also working on another records storage and retention training for the Port team as one of Bryan Bell's first tasks will be to transform the current archive room into new office space. Billetdeaux stated that the team will need to properly go through the boxes of records to determine what needs to go to archives, stored on or off-site, or can be properly shredded.

Billetdeaux noted that he is preparing to send out annual training courses to all staff from Enduris.

Billetdeaux added that due to the Commerce deadlines, the EMGG grant will expire by the end of June and he is working to ensure everything gets wrapped up appropriately.

Billetdeaux stated that he is reserving one brief comment for Executive Session relating to potential litigation.

8. EXECUTIVE DIRECTOR:

Executive Director, Diahann Howard thanked and complimented Port Attorney, David Billetdeaux for ensuring that all grants/subs are in line.

Howard announced that she is working on the Nuclear Now community screening, which will be held either in June or in fall, depending on legislature availability.

Howard stated that she recently toured north Richland with Stephanie Bowman, the state maritime sector lead, and will continue with Prosser at the next opportunity.

Howard announced that the Governor visited the Tri-Cities in early May to sign seven clean energy bills and following the signing event at Horn Rapids, visited the Port office to hear a Washington VERTICAL presentation that included OCOchem and Atlas Agro. Howard added that the Governor stayed for the entire hour and was very engaged throughout the presentation.

Howard noted that she has participated in recent EMAB meetings and a recent report has been released.

Howard stated that she was invited to the AAPA Leadership meeting and presented twice as well as participating in the leadership luncheon.

Howard added that she also attended the WPPA spring meeting, where she chaired the Economic Development committee meeting.

Howard said that she participated in the recent Economic Development week Coffee with Karl

episode and continues to have conversations and vision sessions with WSU Tri-Cities related to the Walter Clore Wine & Culinary Center.

Howard added that she participated in a recent Intra Tribal Advisory Board meeting as well as the Tri-Citian of the Year event.

Howard stated that conversations with Atlas and Touchet Power are ongoing.

Howard said that she participated in tours of American Rock and will follow-up with a special tour for the Commissioners as well, adding that there will be follow up information presented related to this topic at the June meeting regarding getting some of the leased land back.

Howard added that the leadership trainings with SGR continue and reminded the Commission that these trainings are in partnership with City of Richland trainings.

Howard stated that she will be representing Washington VERTical at the Washington State Tech Alliance luncheon and I-90 Aerospace Corridor Conference & Expo at the end of the month.

I. EXECUTIVE SESSION: The regular Commission meeting was recessed at 9:52 a.m. and an Executive Session was convened at 10:00 a.m. to discuss real estate and personnel for 30 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, June 14, 2023, at 8:30 a.m. at the Port of Benton Commission meeting room, located at 3250 Port of Benton Blvd., Richland, Washington.

Lori Stevens
Commission Secretary

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

General Expenses

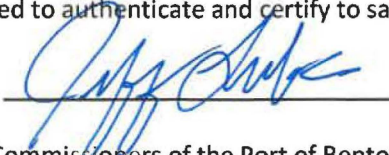
Accounts Payable Warrants #:	81462	-	81592	\$	589,078.73
Electronic Payments:				\$	1,771.31
Total General Expenses				\$	590,850.04

Payroll

Direct Deposit:				\$	102,702.73
ACH				\$	
Electronic Payments:					
IRS Payroll Tax Deposit				\$	37,608.39
Other Payroll Related Payments				\$	42,484.26
Total Payroll				\$	182,795.38
Total General Expenses and Payroll				\$	773,645.42

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

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

General Expenses

Accounts Payable Warrants #:	81462	-	81592	\$	589,078.73
Electronic Payments:				\$	1,771.31
Total General Expenses				\$	<u>590,850.04</u>

Payroll

Direct Deposit:				\$	102,702.73
ACH				\$	
Electronic Payments:				\$	
IRS Payroll Tax Deposit				\$	37,608.39
Other Payroll Related Payments				\$	42,484.26
Total Payroll				\$	<u>182,795.38</u>
Total General Expenses and Payroll				\$	<u>773,645.42</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

**May-23
Cash Disbursements
Batch Totals**

\$	589,078.73	M.	23
\$	<u>589,078.73</u>		

Electronic Payments - Other Payment					
\$	1,771.31	05/	/23	WASHINGTON STATE DEPT OF REVENUE	B&004-2023
\$	-				
\$	<u>1,771.31</u>				

IRS Payroll Tax Deposit					
\$	2,577.85	05/	/23	INTERNAL REVENUE SERVICE	
\$	16,470.22	05/	/23	INTERNAL REVENUE SERVICE	
\$	<u>18,560.32</u>	05/	/23		
\$	<u>37,608.39</u>				
670,942.69	Warrant	ACH, FedTax			

Payroll Direct Deposit Net Pay					
\$	5,207.74	05/	/23		
\$	45,314.79	05/	/23		
\$	<u>52,180.20</u>	05/	/23		
\$	<u>102,702.73</u>				

Other Payroll Related Payments					
\$	3,501.19	05/	/23	DEPT OF RETIREMENT SYSTEMS	DCP0512223
\$	1,894.18	05/	/23	NATIONWIDE RETIREMENT SOLUTION	NW05122023
\$	31,693.39	05/	/23	DEPT OF RETIREMENT SYSTEMS	PERS042023
\$	1,889.65	05/	/23	NATIONWIDE RETIREMENT SOLUTION	NW042823
\$	3,505.85	05/	/23	DEPT OF RETIREMENT SYSTEMS	DCP042823
\$	-				
\$	-				
\$	<u>42,484.26</u>				

773,645.42

Company name: Port of Benton
Report name: Check register
Created on: 6/6/2023

Bank	Date	Payee	Document no.	Amount
BCT MAIN - KeyBank National Association Account no: 6631-6601101				
	5/9/2023	VEN00038--BA NER BANK - Credit Card	81462	22,604.17
	5/9/2023	VEN00468--CA CADE FIRE PROTECTION CO.	81463	565.24
	5/9/2023	VEN00075--CA CADE NATURAL GAS CORP	81464	14,693.30
	5/9/2023	VEN00469--CE TURY WEST ENGINEERING COF	81465	16,220.84
	5/9/2023	VEN00083--CE TURLINK	81466	106.85
	5/9/2023	VEN00290--CI W, LLC (Paradise Bottled Water	81467	139.00
	5/9/2023	VEN00642--CL AN HARBORS GOVERNEMENTAL	81468	33,244.23
	5/9/2023	VEN00100--CC FEY REFRIGERATION	81469	1,445.38
	5/9/2023	VEN00105--CC INELL OIL, INC	81470	2,481.23
	5/9/2023	VEN00113--CR WN PAPER & JANITORIAL INC.	81471	403.71
	5/9/2023	VEN00639--CV V LLC (COLUMBIA RAIL)	81472	11,523.68
	5/9/2023	VEN00582--DA INA ARNOLD	81473	2,418.07
	5/9/2023	VEN00120--DE TRANSPORTATION SERVICES I	81474	987.18
	5/9/2023	VEN00136--DI TAL IMAGE TRI-CITIES, INC.	81475	723.54
	5/9/2023	VEN00151--EL TRICAL UNLIMITED, INC	81476	1,046.94
	5/9/2023	VEN00161--EX RESS SERVICES, INC.	81477	2,229.55
	5/9/2023	VEN00166--FE GUSON ENTERPRISES, INC.	81478	216.85
	5/9/2023	VEN00009--GE I WAY ACE HARDWARE	81479	367.21
	5/9/2023	VEN00223--JO NSTONE SUPPLY	81480	428.70
	5/9/2023	VEN00231--KE NEWICK INDUSTRIAL & ELECTI	81481	545.77
	5/9/2023	VEN00644--LE =	81482	218.75
	5/9/2023	VEN00585--LE NOX INDUSTRIES INC.	81483	76.97
	5/9/2023	VEN00491--LO /E'S CREDIT/SYNCHRONY FINAL	81484	28.00
	5/9/2023	VEN00490--MA Y POTTER	81485	3,712.50
	5/9/2023	VEN00258--MC ON SECURITY SERVICES, INC	81486	3,219.87
	5/9/2023	VEN00603--PA AMOUNT COMMUNICATIONS, II	81487	21,490.70
	5/9/2023	VEN00292--PA CO CHAMBER OF COMMERCE	81488	6,000.00
	5/9/2023	VEN00305--PO KETINET COMMUNICATIONS, II	81489	240.00
	5/9/2023	VEN00567--PR SSER MEMORIAL HEALTH FOUN	81490	2,500.00
	5/9/2023	VEN00646--SA ETY KLEEN SYSTEMS INC	81491	5,712.18
	5/9/2023	VEN00636--SE SKE LAWN & TREE CARE LLC	81492	413.07
	5/9/2023	VEN00577--SP OUT PARTNERS NW, LLC	81493	3,615.00
	5/9/2023	VEN00581--TE RY ARNOLD	81494	2,250.00
	5/9/2023	VEN00346--TH SHERWIN-WILLIAMS CO.	81495	243.46
	5/9/2023	VEN00390--TII E FACTORY	81496	493.28
	5/9/2023	VEN00391--TO MAN ELECTRIC	81497	315.23
	5/9/2023	VEN00376--TR CITY REGIONAL CHAMBER	81498	240.00
	5/9/2023	VEN00489--WI 'NE POTTER	81499	1,619.86
	5/9/2023	VEN00483--YA DI SYSTEMS, INC.	81500	50,634.08
	5/9/2023	10026--Stever , Lori	81501	3,574.51
	5/9/2023	10029--Wright Quentin	81502	86.96
	5/22/2023	VEN00002--A-I COMPRESSED GASES, INC	81503	113.02
	5/22/2023	VEN00012--AF AC	81504	603.11
	5/22/2023	VEN00035--AS OCIATION OF WASHINGTON BL	81505	750.00
	5/22/2023	VEN00044--BE TON PUD	81506	3,627.74
	5/22/2023	VEN00053--BE TON RURAL ELEC ASSOCIATIOI	81507	635.98
	5/22/2023	VEN00059--BE TON-FRANKLIN HEALTH DEPT	81508	25.00
	5/22/2023	VEN00073--CA IPBELL & COMPANY	81509	18,738.79
	5/22/2023	VEN00075--CA CADE NATURAL GAS CORP	81510	1,180.09
	5/22/2023	VEN00551--CA CADE SIGN & FABRICATION	81511	2,630.54
	5/22/2023	VEN00321--CI NFORMATION MANAGEMENT	81512	46.43
	5/22/2023	VEN00052--CI / OF BENTON CITY	81513	94.36
	5/22/2023	VEN00071--CI / OF PROSSER	81514	6,357.91
	5/22/2023	VEN00089--CI / OF RICHLAND	81515	26,494.95

5/22/2023	VEN00234--CITY OF RICHLAND LANDFILL	81516	569.91
5/22/2023	VEN00077--COLUMBIA BASIN IT	81517	2,401.65
5/22/2023	VEN00105--CONNELL OIL, INC	81518	1,919.85
5/22/2023	VEN00107--COOK'S ACE HARDWARE	81519	149.13
5/22/2023	VEN00639--CWW LLC (COLUMBIA RAIL)	81520	16,007.90
5/22/2023	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	81521	380.45
5/22/2023	VEN00147--ECOMODUS, LLC	81522	10,652.60
5/22/2023	VEN00151--ELECTRICAL UNLIMITED, INC	81523	1,766.70
5/22/2023	VEN00161--EXPRESS SERVICES, INC.	81524	1,887.15
5/22/2023	VEN00162--FARMERS EXCHANGE	81525	590.88
5/22/2023	VEN00166--FERGUSON ENTERPRISES, INC.	81526	30.14
5/22/2023	VEN00009--GEO WAY ACE HARDWARE	81527	211.88
5/22/2023	VEN00419--GRAINGER	81528	59.40
5/22/2023	VEN00601--GRAYIS LAW PLLC	81529	6,960.00
5/22/2023	VEN00196--HARBOR FREIGHT TOOLS, INC.	81530	144.48
5/22/2023	VEN00200--HDR ENGINEERING, INC	81531	2,573.36
5/22/2023	VEN00201--HEALTH CARE AUTHORITY	81532	32,406.78
5/22/2023	VEN00588--IC CONSULTING CORPORATION	81533	8,865.00
5/22/2023	VEN00229--KELLEY'S TELE-COMMUNICATION, :	81534	104.93
5/22/2023	VEN00231--KENNEWICK INDUSTRIAL & ELECTF	81535	81.90
5/22/2023	VEN00291--KENNEWICK RANCH AND HOME	81536	228.26
5/22/2023	VEN00237--LES SCHWAB TIRE CENTER QUEEN:	81537	38.03
5/22/2023	VEN00245--LUKE'S CARPET	81538	117.27
5/22/2023	VEN00380--MCCLATCHY COMPANY	81539	227.93
5/22/2023	VEN00542--MCCORMACK CONSULTING, LLC	81540	8,217.51
5/22/2023	VEN00499--MID-COLUMBIA COMMERCIAL DOO	81541	134.79
5/22/2023	VEN00258--MOON SECURITY SERVICES, INC	81542	758.19
5/22/2023	VEN00501--MOUNTS LOCK AND KEY, INC.	81543	54.35
5/22/2023	VEN00633--NORTH AMERICAN TIE & TIMBER LI	81544	78,928.16
5/22/2023	VEN00297--PERSONAL TOUCH CLEANING, INC.	81545	29,946.79
5/22/2023	VEN00301--PITNEY BOWES, INC	81546	217.00
5/22/2023	VEN00306--PROMINENCE PUBLIC RELATIONS	81547	2,700.00
5/22/2023	VEN00464--ROCKABILLY ROASTING CO.	81548	95.00
5/22/2023	VEN00334--SANITARY DISPOSAL, INC.	81549	361.49
5/22/2023	VEN00634--SARA MARSHALL	81550	18,148.00
5/22/2023	VEN00352--SMARSH, INC.	81551	2.04
5/22/2023	VEN00577--SPROUT PARTNERS NW, LLC	81552	3,230.00
5/22/2023	VEN00370--SUNBELT RENTALS	81553	748.73
5/22/2023	VEN00385--THE HOME DEPOT CRC/GECF	81554	1,743.02
5/22/2023	VEN00394--TREASURE VALLEY COFFEE	81555	116.22
5/22/2023	VEN00298--TRI-CITY COMPUTER CONSULTING	81556	1,902.25
5/22/2023	VEN00398--TRI-CITY SIGN & BARRICADE	81557	54.35
5/22/2023	VEN00399--TRIDEC, INC.	81558	2,083.33
5/22/2023	VEN00402--UNDERGROUND CREATIVE, LLC	81559	200.00
5/22/2023	VEN00414--VERIZON	81560	1,559.47
5/22/2023	VEN00570--VITAL RECORDS CONTROL	81561	219.47
5/22/2023	VEN00436--WILBUR-ELLIS COMPANY	81562	2,592.28
5/22/2023	VEN00448--YELLOW ROSE NURSERY	81563	70.66
5/22/2023	VEN00449--ZIPLY FIBER	81564	1,445.85
5/22/2023	10025--Rasmussen, Christy	81565	1,942.74
5/22/2023	10015--Billetteaux, David	81566	741.41
5/22/2023	10006--Howard, Diahann	81567	535.60
5/22/2023	10007--Keck, Roy	81568	318.22
5/26/2023	VEN00044--BENTON PUD	81569	82.77
5/26/2023	VEN00083--CENTURYLINK	81570	113.20
5/26/2023	VEN00290--CI-PW, LLC (Paradise Bottled Water	81571	24.98
5/26/2023	VEN00089--CITY OF RICHLAND	81572	3,152.89
5/26/2023	VEN00234--CITY OF RICHLAND LANDFILL	81573	1,195.63
5/26/2023	VEN00105--CONNELL OIL, INC	81574	2,011.36

5/26/2023	VEN00639--CV	N LLC (COLUMBIA RAIL)	81575	15,000.00
5/26/2023	VEN00582--DA	INA ARNOLD	81576	872.22
5/26/2023	VEN00161--EX	RESS SERVICES, INC.	81577	511.70
5/26/2023	VEN00009--GE	WAY ACE HARDWARE	81578	335.40
5/26/2023	VEN00540--GL	CIER SUPPLY GROUP, LLC	81579	60.09
5/26/2023	VEN00643--HA	MER STEEL PRODUCTS COMPAI	81580	5,315.43
5/26/2023	VEN00609--IR	N HORSE VAC, LLC	81581	1,702.35
5/26/2023	VEN00592--PR	FIRE LLC	81582	388.55
5/26/2023	VEN00326--RC	V ENTERPRISES P.C. INC	81583	19,175.00
5/26/2023	VEN00636--SE	SKE LAWN & TREE CARE LLC	81584	2,652.31
5/26/2023	VEN00359--ST	EBER'S LOCK SERVICE, LLC	81585	162.78
5/26/2023	VEN00363--ST	NEWAY ELECTRIC SUPPLY INC	81586	289.58
5/26/2023	VEN00365--ST	ATTON SURVEYING & MAPPING	81587	2,520.00
5/26/2023	VEN00341--SU	ERIOR GLASS	81588	711.99
5/26/2023	VEN00581--TE	RY ARNOLD	81589	750.00
5/26/2023	VEN00402--UN	BERGROUND CREATIVE, LLC	81590	550.00
5/26/2023	VEN00489--W	NE POTTER	81591	3,216.09
5/26/2023	VEN00449--Z	Y FIBER	81592	468.13
5/5/2023	VEN00215--IN	ERNAL REVENUE SERVICE	5052023	2,577.85
5/12/2023	VEN00215--IN	ERNAL REVENUE SERVICE	5122023	16,470.22
5/26/2023	VEN00215--IN	ERNAL REVENUE SERVICE	5262023	18,560.32
5/25/2023	VEN00239--W	SHINTGON STATE DEPT OF REV	B&O04-2023	1,771.31
5/12/2023	VEN00122--DE	T OF RETIREMENT SYSTEMS	DCP042823	3,505.85
5/25/2023	VEN00122--DE	T OF RETIREMENT SYSTEMS	DCP0512223	3,501.19
5/12/2023	VEN00268--NA	IONWIDE RETIREMENT SOLUTI	NW042823	1,889.65
5/22/2023	VEN00268--NA	IONWIDE RETIREMENT SOLUTI	NW05122023	1,894.18
5/18/2023	VEN00122--DE	T OF RETIREMENT SYSTEMS	PERS042023	31,693.39
				670,942.69

Total for BCT MAIN

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

Project Fund

Accounts Payable Warrants #	900065	-	900066	\$	1,690.00
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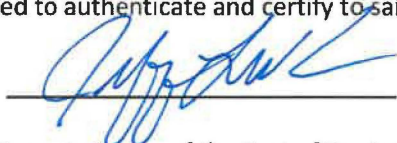
Electronic Payments				\$	-
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Total Project Fund Expenses				\$	<u>1,690.00</u>
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Total Project Fund Expenses				\$	<u><u>1,690.00</u></u>
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I, the 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: 6/6/2023
Bank: BCT PROJECT - KeyBank National Associatio
Account no: 6634-6601401
5/26/2023

Payee
VEN00326--R W ENTERPRISES P.C. INC

Document no.	Amount
900065	1,690.00
	<u>1,690.00</u>

RESOLUTION 23-17
A RESOLUTION OF THE PORT OF BENTON, WASHINGTON,
TO APPROVE THE SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FOR THE PORT OF BENTON
FOR THE YEARS 2024-2029 INCLUSIVE

WHEREAS, pursuant to the requirement of RCW 35.77.010, the Port of Benton, Benton County, Washington prepared a six-year transportation improvement program for the ensuing calendar years of 2024-2029 inclusive, and

NOW THEREFORE, the Commissioners of the Port of Benton, Benton County, Washington, do resolve that the six-year transportation improvement program, set forth as Exhibit A, and attached hereto, and by this reference incorporated herein, is hereby adopted as the SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM for the six years of 2024-2029, inclusive.

DATED and signed at Richland, Washington, this 14th day of June, 2023.

Christy L. Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
2024-2029

PROJECT LISTING

- 1

IMPROVEMENTS TO WATERFRONT DRIVE
NORTH OF UNIVERSITY DRIVE
- 2

LARSON ROAD - BATTELLE BOULEVARD
TO HORN RAPIDS ROAD
- 3

HORN RAPIDS ROAD EXTENSION
(FROM EAST END OF HORN RAPIDS TO
BARGE FACILITY) AND IMPROVEMENTS
TO BARGE FACILITY
- 4

SOUTH RICHLAND RAIL
TRANSLOAD FACILITY
(ADJACENT TO SR 240 - INLAND ASPHALT)
- 5

BENITZ ROAD - RECONSTRUCTION FROM
WINE COUNTRY ROAD TO NORTH END
- 6

LEE ROAD - RECONSTRUCTION FROM
BENITZ ROAD WEST TO POB BOUNDARY
- 7

1ST STREET WEST - STEVENS DRIVE
WEST 1,500 FEET TO RAILROAD TRACKS
- 8

SNYDER STREET - STEVENS DRIVE
TO ROBERTSON ROAD, INCLUDING
RAIL CROSSING
- 9

EXTEND KINGSGATE WAY INTO
THE 1,341 ACRE INDUSTRIAL PARK
- 10

EXTEND AN EAST-WEST ROAD INTO
THE 1,341 ACRE INDUSTRIAL PARK
- 11

EXTEND RAILROAD INTO THE 1,341 ACRE
INDUSTRIAL PARK
- 12

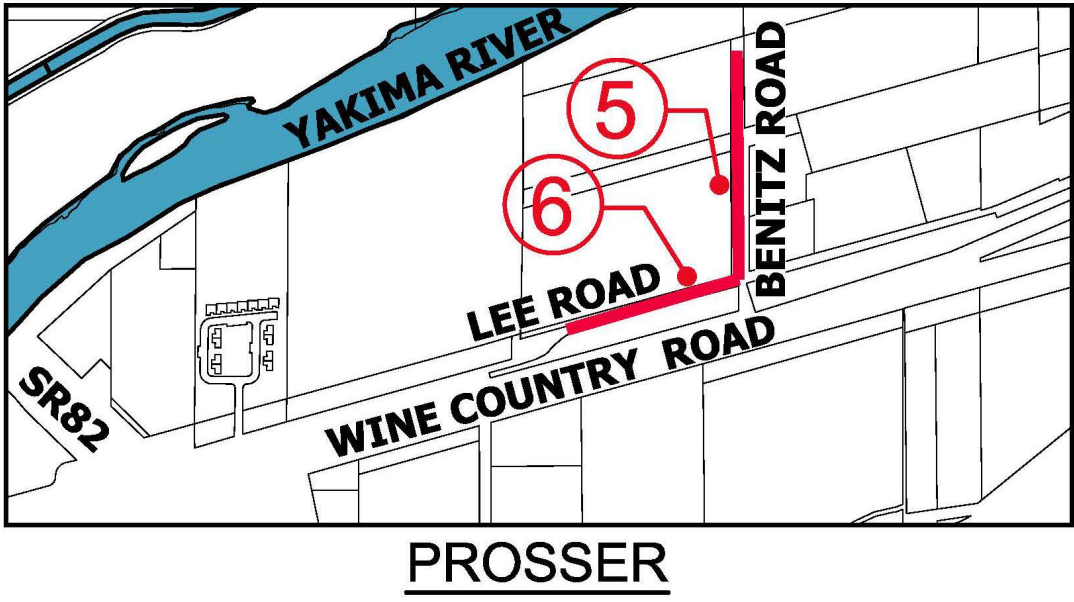
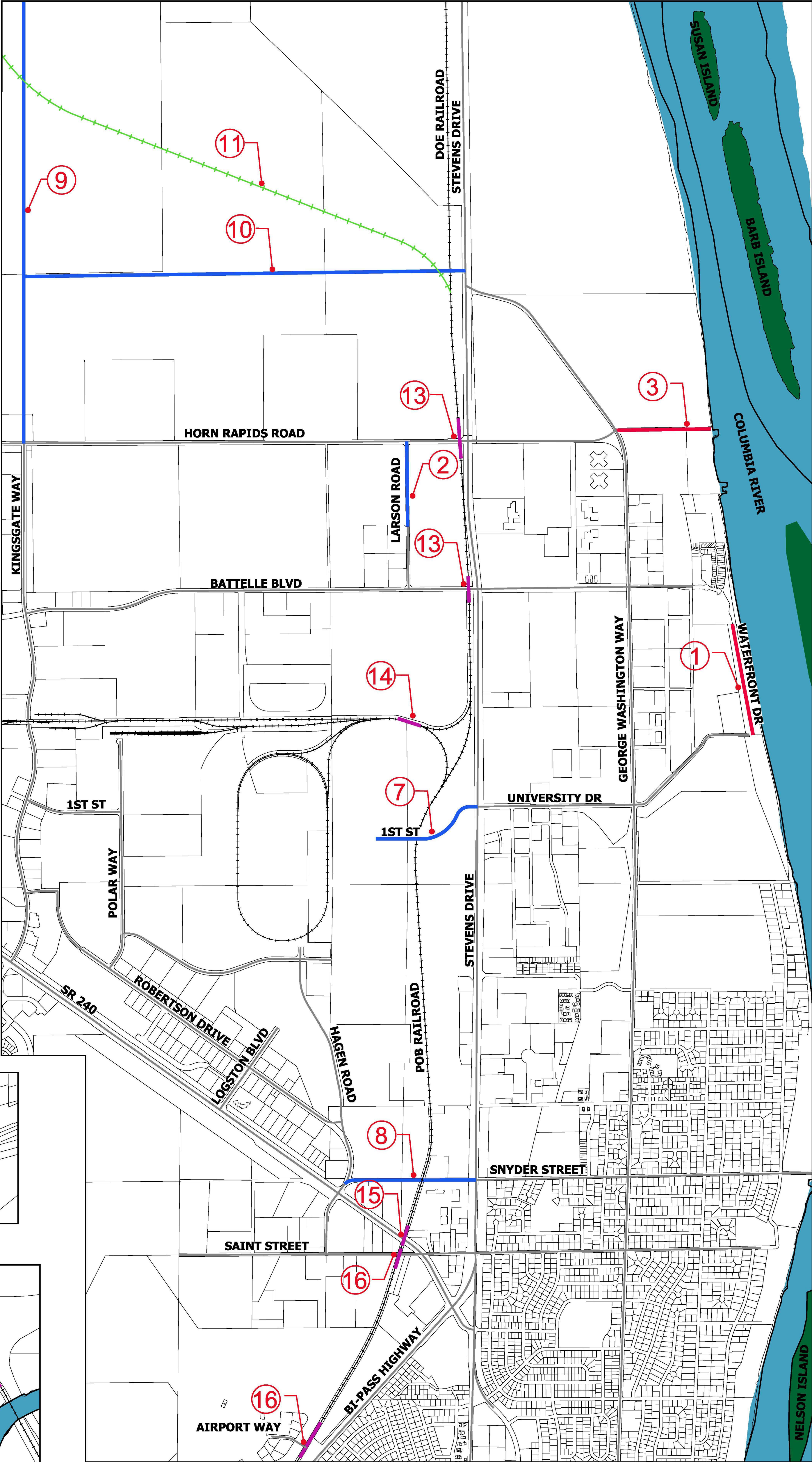
PHASE II EXTENSION OF KINGSGATE WAY
INTO THE 1,341 ACRE INDUSTRIAL PARK
- 13

RAIL CROSSING MAINTENANCE
IMPROVEMENTS -REPLACE CROSSINGS
AT CENTER PARKWAY, STEPTOE STREET,
BATTELLE BOULEVARD, AND
HORN RAPIDS ROAD
- 14

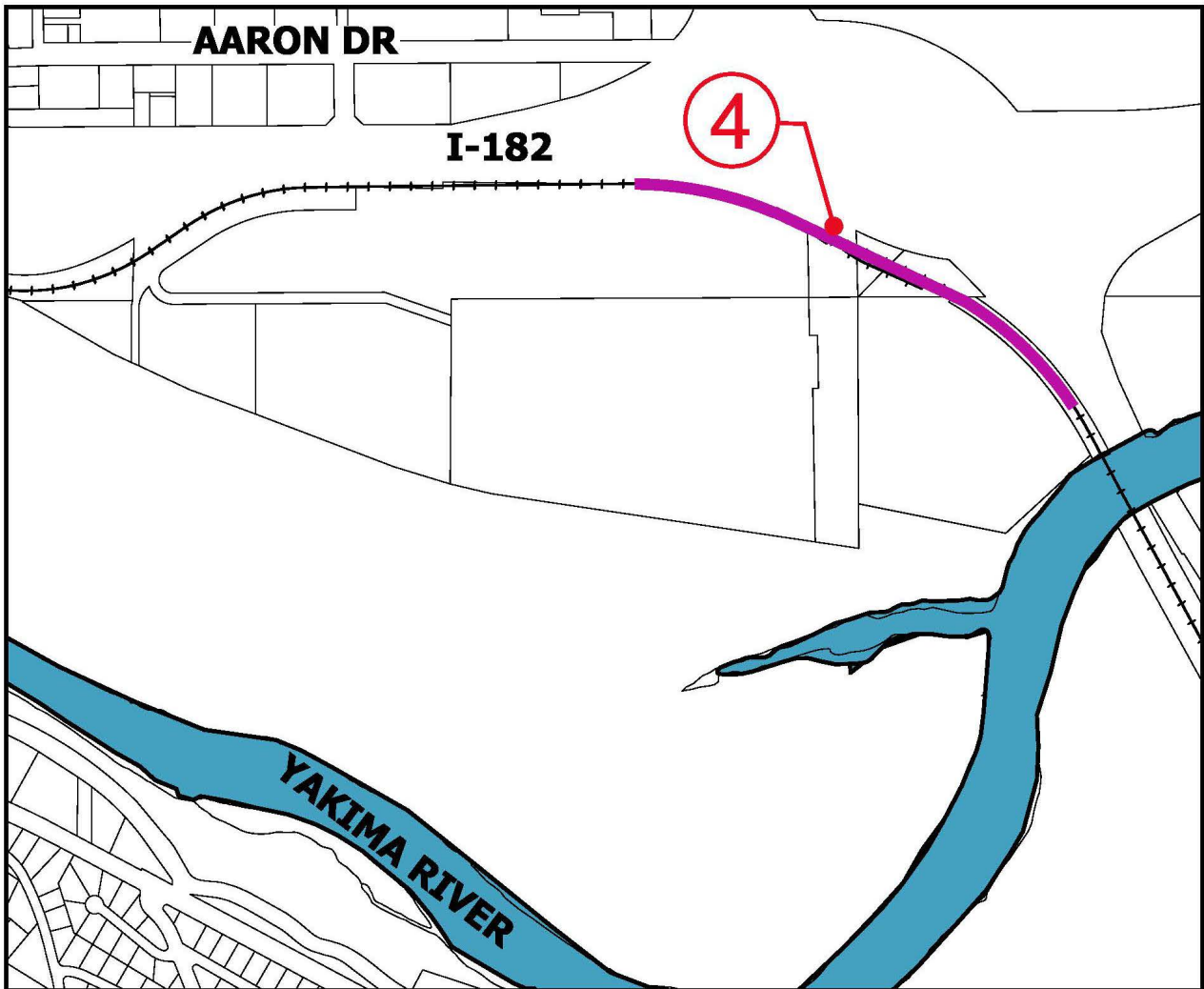
WHITE BLUFFS RAIL - RAIL AND TIE
REPLACEMENT - REPLACE TRACK IN WYE
AND IN 3 MILES OF ELEVATED CURVES
AND ON APPROXIMATELY 5 MILES OF
TANGENT TRACK
- 15

WHITE BLUFF RAIL - SR 240 RAILROAD
SIGNAL REPLACEMENT PROJECT,
REPLACE CONCRETE CROSSING, TIES,
RAIL AND RAILROAD SIGNAL
- 16

WHITE BLUFFS RAIL - RAIL CROSSING
REPLACEMENTS, AIRPORT WAY,
SAINT STREET AND KINGSGATE WAY



PROSSER



SOUTH RICHLAND

LEGEND

- NEW CONSTRUCTION
- RECONSTRUCTION PROJECT
- MISCELLANEOUS CONSTRUCTION
- RAIL IMPROVEMENT CONSTRUCTION

RESOLUTION NO. 23-18

A RESOLUTION OF THE PORT OF BENTON, WASHINGTON TO SURPLUS REAL PROPERTY TECHNOLOGY ENTERPRISE CENTER

WHEREAS, the Port of Benton owns the real property consisting one parcel consisting of 4.82 acres, and more particularly described on Attachment 1 to this resolution; and

WHEREAS, the real property described in Attachment 1 is no longer needed for future needs and Port purposes, staff recognize an opportunity to sell property deemed appropriate to help balance the Port's budget post COVID-19 pandemic, prioritizing of strategic transportation and clean energy projects, and further promote private investment and economic development opportunities within the community; and

WHEREAS, the Port Commission held a public hearing to take comment on the advisability to surplus and sell real property located within Richland and the Technology Enterprise Center and the Port Commission determined this action is in the best interest of the District, and

IT IS HEREBY RESOLVED that the Port Commission finds the real property excess to future needs of the Port District and is appropriate and in the best interests of the Port and its constituents for the Port to sell the real property described in Attachment 1; and

IT IS FURTHER HEREBY FURTHER RESOLVED that

1. the property be sold to highest and best use, for long term success to the city core;
2. offers will be made to existing tenants in good faith and negotiations continued with parties to date; and
3. offers meeting public and Port benefit will be brought forth in a regular meeting for approval.

IT IS HEREBY FURTHER RESOLVED the Port of Benton Commission hereby authorizes the Executive Director to negotiate the sale of property(s) as provided within the provisions of this resolution and to execute necessary documents to sell and convey title to this real property in accordance with the statutes governing sales of real estate upon formal submittal to the commission for approval thereof.

DATED AND SIGNED at Richland, Washington this 14th day of June, 2023.

Christy L. Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

Attachment 1

A RESOLUTION OF THE PORT OF BENTON, WASHINGTON TO SURPLUS REAL PROPERTY TECHNOLOGY ENTERPRISE CENTER

DESCRIPTION:

Lot 1, RS 1149

Parcel No.: 1-2708-300-0014-000 / 8-2708-300-0014-000

Section 27 Township 10 Range 28 Quarter SW; That portion of Section 27, Township 10 North, Range 28 East, Willamette Meridian, The City of Richland, Benton County, Washington, described as follows:

Beginning at the Southwest Section corner of Section 27; Thence North 00°38'03" East, along the West Section line a distance of 1767.61 feet to the centerline of State Route 240; Thence South 54°54'16" East along centerline a distance of 857.88 feet to the intersection of State Route 240 and Logston Boulevard; Thence North 35°06'22" East along the centerline of said Logston Boulevard a distance of 175.00 feet; Thence South 54°54'16" East a distance of 50.00 feet to the Easterly margin of said Logston Boulevard, and the TRUE POINT of BEGINNING;

Thence continuing South 54°54'16" East a distance of 550.00 feet; Thence North 35°06'22" East a distance of 380.00 feet; Thence North 54°54'16" West a distance of 550.00 feet, to said Easterly margin of said Logston Boulevard; Thence South 35°06'22" West a distance of 380.00 feet to the true point of beginning. Contains 209,888 Square Feet +/-.

Together with and subject to easement, reservations, covenants, and restrictions of records and in view. QCD, AF #2007-041101 (12/21/07).

CONTAINS 4.820 ACRES / 209,959 SF (+/-) and IMPROVEMENTS

RESOLUTION 23-19
A RESOLUTION OF THE PORT OF BENTON,
AUTHORIZING A SALE OF REAL PROPERTY
AND A REAL ESTATE CONTRACT

WHEREAS, the Port of Benton acquired property within the Technology & Enterprise Center to promote economic development for industrial purposes and has previously determined property surplus by Resolution 23-18; and

WHEREAS, port staff properly advertised and published notice to the public to consider advisability of sale, pursuant to RCW 53.25.130; and

WHEREAS, MIKE AND DASHIA HOPP, dba HOPP FAMILY HOLDINGS, LLC, AND/OR ASSIGNS (Purchaser) has been a tenant since 2016 and has offered to purchase real property by a real estate contract with the Port of Benton (Seller) to support growth and expansion, consisting of 4.82 acres and building improvements consisting of approximately 17,877 square feet located at 2000 Logston Boulevard, Richland, WA 99354, as legally described on Exhibit "1" for the sum of \$1,727,500.00 (US dollars).

WHEREAS, the sale of this property will support and enhance the Port's economic development mission by facilitating further development and utilization of this property through the investment of private capital to expand operations; and

WHEREAS, Port staff and Port general counsel have reviewed the proposed Real Estate Contract and find it in proper form and is in the best interest of the Port and its constituents for the Port to sell the real property and improvements;

NOW THEREFORE, the Board of Commissioners of the Port of Benton hereby authorizes the sale of the property within the Technology & Enterprise Center to HOPP FAMILY HOLDINGS, LLC and/or Assigns for \$1,727,500.00 and further amend the Port's Comprehensive Scheme of Development.

BE IT HEREBY RESOLVED, the Port of Benton Commission hereby approves of Resolution 23-19 authorizing the Port's Executive Director to execute all necessary documents related to the sale of real property to HOPP FAMILY HOLDINGS, LLC AND/OR ASSIGNS in the sum of \$1,727,500.00 in accordance with the statutes governing sales of real estate in a port district.

ADOPTED BY THE PORT OF BENTON COMMISSION this ____ day of June, 2023.

Christy L. Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

**EXHIBIT 1
TO RESOLUTION 23-19**

**AUTHORIZING A SALE OF REAL PROPERTY
AND A REAL ESTATE CONTRACT**

DESCRIPTION:

Lot 1, RS 1149

Parcel No.: 1-2708-300-0014-000 / 8-2708-300-0014-000

Section 27 Township 10 Range 28 Quarter SW; That portion of Section 27, Township 10 North, Range 28 East, Willamette Meridian, The City of Richland, Benton County, Washington, described as follows:

Beginning at the Southwest Section corner of Section 27; Thence North 00°38'03" East, along the West Section line a distance of 1767.61 feet to the centerline of State Route 240; Thence South 54°54'16" East along centerline a distance of 857.88 feet to the intersection of State Route 240 and Logston Boulevard; Thence North 35°06'22" East along the centerline of said Logston Boulevard a distance of 175.00 feet; Thence South 54°54'16" East a distance of 50.00 feet to the Easterly margin of said Logston Boulevard, and the TRUE POINT of BEGINNING;

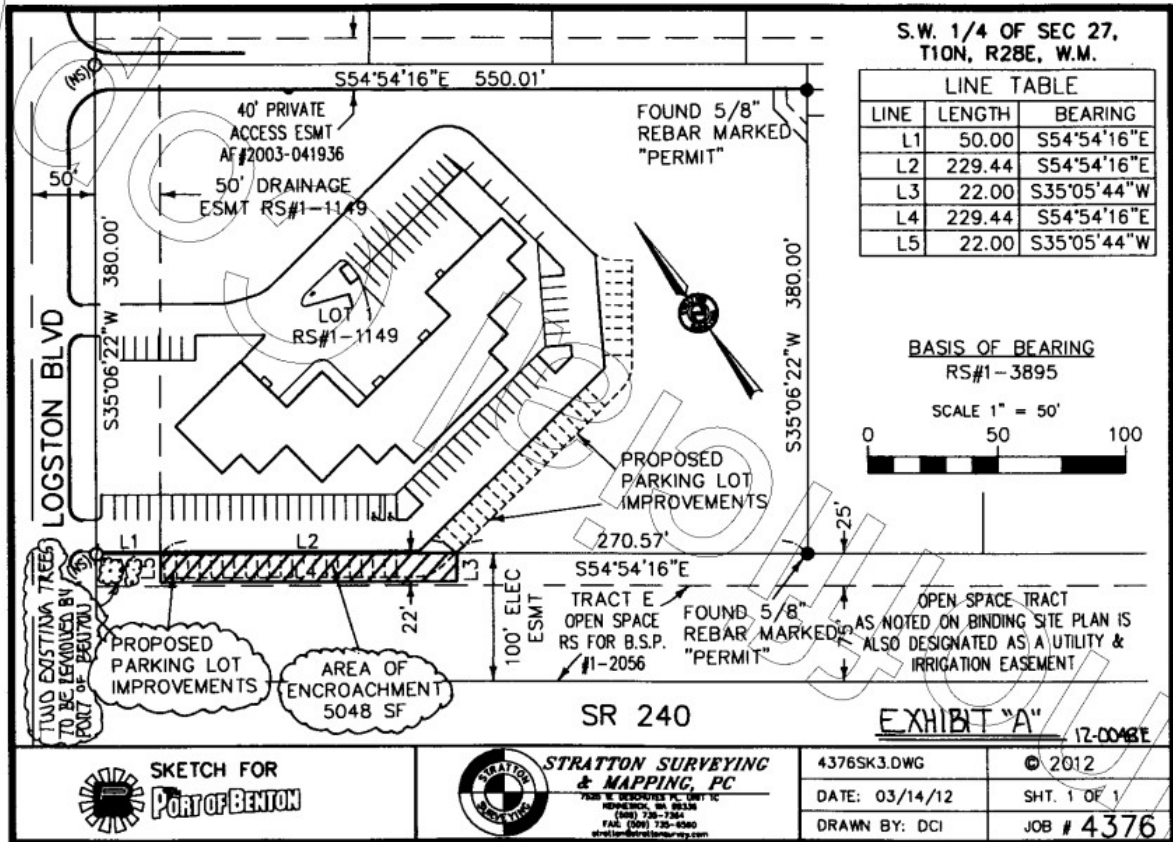
Thence continuing South 54°54'16" East a distance of 550.00 feet; Thence North 35°06'22" East a distance of 380.00 feet; Thence North 54°54'16" West a distance of 550.00 feet, to said Easterly margin of said Logston Boulevard; Thence South 35°06'22" West a distance of 380.00 feet to the true point of beginning. Contains 209,888 Square Feet +/-.

Together with and subject to easement, reservations, covenants, and restrictions of records and in view. QCD, AF #2007-041101 (12/21/07).

CONTAINS 4.820 ACRES / 209,959 SF (+/-) and IMPROVEMENTS

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.

ATTACHMENT 2
[Property Site Plan]



RESOLUTION 23-20

A RESOLUTION OF THE PORT OF BENTON CONSENTING TO ASSIGNMENT AND ASSUMPTION OF FIXED BASE OPERATOR LEASE (SUNDANCE TO HOOD AERO)

WHEREAS, on _____, 2023, the Port was contacted by CLIFTON DYER d/b/a SUNDANCE AVIATION, INC. (“FBO” and “Lessee”) seeking the Port’s consent to assignment of the Port of Benton’s Fixed Base Operator Lease dated June 18, 2014 with Clifton Dyer of Kennewick Aircraft Services, dba Sundance Aviation as Lessee, amended on October 1, 2021 to Sundance Aviation, Inc., a Washington Corporation (hereinafter “Lease”); and

WHEREAS, HOOD TECH CORP – AERO, INC (“Hood Aero”) is the corporation and entity that is purchasing the Lessee’s business located at 1903 Terminal Drive, Richland, WA 99354, and will assume all title, rights and obligations currently held by Lessee under the Lease and any amendments; and

WHEREAS, the Lease, as supplemented and amended, expressly provides for assignment of the Lessee’s interest in the leasehold estate upon written approval of the Port; and

WHEREAS, the Lease provides that the Lessee shall have a certified Airframe and Powerplant Mechanic on staff. The Port will initially waive this requirement as Hood Aero fills that position in order to assist Sundance and Hood Aero in completing their sale in a timely fashion. The Port will confirm on or around October 1, 2023, whether Hood Aero has properly filled that position. If not, the Port will need to see evidence that Hood Aero is diligently attempting to fulfill the position or face default.

NOW THEREFORE BE IT RESOLVED that the Port of Benton Commission does hereby approve the Consent to Assignment and Assumption of Fixed Base Operator Lease from Sundance Aviation to Hood Aero; and

BE IT HEREBY FURTHER RESOLVED that upon formal commission approval and further agreed Amendment to the Fixed Base Operator Lease between the Port of Benton and Hood Aero, the Executive Director is authorized to execute all documents and agreements on behalf of the Port to complete the transaction specified above.

ADOPTED by the Port of Benton Board of Commissioners, on this _____ day of June, 2023.

Christy L. Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

CONSENT TO ASSIGNMENT OF FIXED BASE OPERATOR LEASE

WHEREAS, the Port of Benton, a municipal corporation of the State of Washington, as Lessor, entered into a written Fixed Base Operator ("FBO") Lease dated June 18, 2014 with Clifton Dyer of Kennewick Aircraft Services, dba Sundance Aviation as Lessee, amended on October 1, 2021 to Sundance Aviation, Inc., a Washington Corporation, for FBO Services located at the real property described in Exhibit A.

WHEREAS, CLIFTON DYER, d/b/a SUNDANCE AVIATION, INC now wishes to assign their interest in the FBO Lease to HOOD TECH CORP – AERO, INC ("Hood Aero"), a Washington Corporation, in conjunction to a sale of a business located at the Richland Airport.

WHEREAS, the Lease provides that the Lessee shall have a certified Airframe and Powerplant Mechanic on staff. The Port will initially waive this requirement as Hood Aero fills that position in order to assist Sundance and Hood Aero in completing their sale in a timely fashion. The Port will confirm on or around October 1, 2023, whether Hood Aero has properly filled that position. If not, the Port will need to see evidence that Hood Aero is diligently attempting to fulfill the position or face default.

NOW THEREFORE, the Port of Benton, a municipal corporation of the State of Washington, as Lessor, hereby consents to the assignment of the above-described Lease described above and in Exhibit A from:

Lessee: CLIFTON DYER d/b/a SUNDANCE AVIATION
Address: 1903 Terminal Drive
Richland, WA 99354

To:
Assignee: HOOD TECH CORP – AERO, INC
Address: 1750 Country Club Rd.
Hood River, OR 97031

This consent to assignment shall not release the Lessee from any of its obligations under the Lease Agreement effective June 14, 2023.

DATED this _____ day of June, 2023.

PORT OF BENTON

By: _____
DIAHANN HOWARD PPM ®
Executive Director

EXHIBIT A
To Consent to Assignment of Fixed Base Operator Lease
Legal Description

A PORTION OF: LEASEHOLD IMPROVEMENTS ONLY (1903-1909 Terminal Drive, approx. 31,568sf); along with paved 43 tie-downs and fuel operation area (7.62 acres +/-). Portions Of Sections 3 & 4, Township 9 North, Range 28 And Section 34, Township 10 North, Range 28 Defined As Follows: A Parcel Of Land Lying In The Northwest Quarter Of Section 3 And In The Northeast Quarter Of Section 4, Township 9 North, Range 28 And In The Southwest Quarter Of The Southwest Quarter Of Section 34, Township 10 North, Range 28 Defined As Follows: Commencing At The Northwest Corner Of Section 3; Thence South 20 Degrees, 00 Minutes, 34 Seconds East 1774.74 Feet To A Point On The West Boundary Line Of The Plat Of Richland, Said Point Having Coordinates North 353,333.52 And East 2,302,783.92 On The Washington Coordinate System (South Zone), Said Point Being The True Point Of Beginning: Thence Northeasterly Along The Said West Boundary Of The Plat Of Richland An Arc Distance Of 700 Feet To Monument P.B. 10-W On Said Plat Boundary: Thence Continuing Along Said Plat Boundary North 39 Degrees, 59 Minutes, 18 Seconds East 976.24 Feet To Monument P.B. 11-W On Said Boundary: Thence North 36 Degrees, 23 Minutes, 14 Seconds West 832.50 Feet: Thence South 52 Degrees, 49 Minutes, 40 Seconds West 188.10 Feet: Thence North 86 Degrees, 22 Minutes, 57 Seconds West 109.68 Feet: Thence South 04 Degrees, 39 Minutes, 30 Seconds West 129.17 Feet: Thence South 85 Degrees, 59 Minutes, 58 Seconds East 92.16 Feet: Thence South 00 Degrees, 00 Minutes, 21 Seconds East 97.43 Feet: Thence South 89 Degrees, 57 Minutes, 18 Seconds West 330.45 Feet: Thence South 450 Feet: Thence West 419.76 Feet: Thence South 45 Degrees 36 Minutes 10 Seconds West 700 Feet: Thence North 44 Degrees, 23 Minutes, 50 Seconds West 800 Feet: Thence South 45 Degrees, 36 Minutes, 10 Seconds West 245.20 Feet: Thence South 45 Degrees, 24 Minutes, 17 Seconds East 64.91 Feet: Thence South 41 Degrees, 37 Minutes, 54 Seconds East 648.07 Feet: Thence South 27 Degrees, 21 Minutes, 34 Seconds East 405.58 Feet: Thence North 45 Degrees, 36 Minutes 10 Seconds East 394.17 Feet: Thence South 53 Degrees, 56 Minutes, 46 Seconds East 827.07 Feet To The Point Of Beginning. Easement Deed 6-16-83 Easement 9/30/97 AFB#97-24944 (Reciprocal Conditional Easement 9/30/97 AF#97-24944)

TOGETHER WITH:

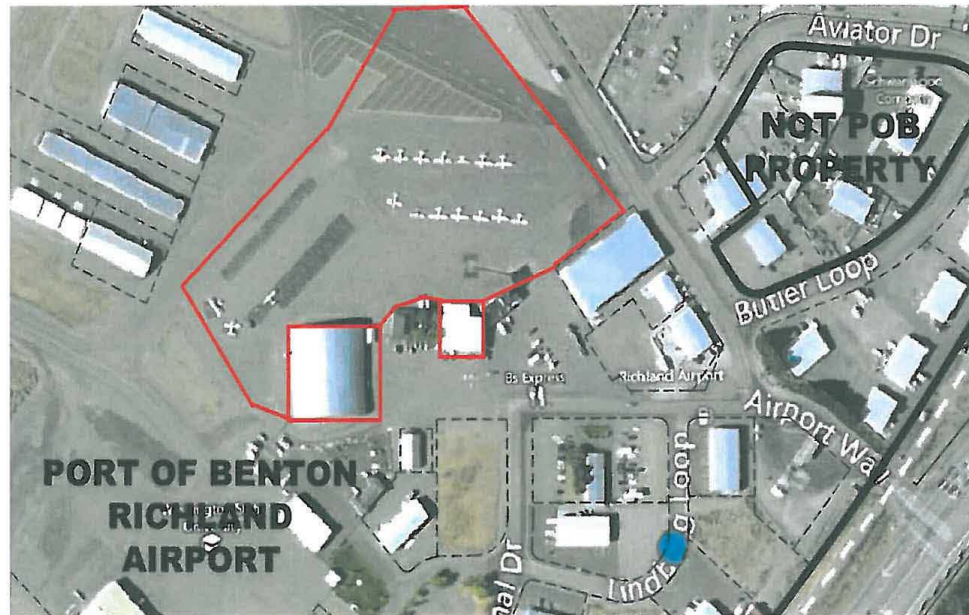
A PORTION OF: THAT PORTION OF THE WEST ONE HALF AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 28, LYING WITHIN SAID DESCRIPTION: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, WHICH POINT IS NORTH 00° 27' 34" EAST 422.02 FEET TO THE TRUE POINT OF BEGINNING: THENCE NORTH 00° 27' 34" EAST 1013.09 FEET: THENCE NORTH 35° 12' 20" WEST 309.57 FEET: THENCE SOUTH 89° 27' 31" WEST 1801.88 FEET: THENCE NORTH 00° 28' 20" EAST 956.33 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 33 WHICH POINT IS SOUTH 89° 24' 12" WEST 1982.22 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33: THENCE NORTH 26° 50' 08" EAST 1487.44 FEET: THENCE NORTH 89° 23' 54" EAST 741.65 FEET: THENCE SOUTH 35° 12' 20" EAST 1605.77 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SECTION 34: WHICH POINT IS NORTH 89° 37' 25" EAST 356.73 FEET FROM THE QUARTER CORNER COMMON TO SECTION 33 AND 34: THENCE NORTH 89° 37' 25" EAST 31 19.76 FEET TO A POINT ON THE WEST BOUNDARY OF THE PLAT OF RICHLAND, WHICH POINT IS AT COORDINATES NORTH 357,671.89 AND EAST 2,305,674.29: THENCE SOUTHWESTERLY ALONG SAID WEST BOUNDARY OF THE PLAT OF RICHLAND 3080.08 FEET TO INTERSECT THE SOUTH LINE OF SAID SECTION 34, AND THENCE CONTINUING SOUTHWESTERLY ALONG SAID PLAT BOUNDARY A DISTANCE OF 472.25 FEET TO A POINT MARKED BY PLAT OF RICHLAND MONUMENT PB 11 WEST, AT COORDINATES NORTH 354,643.79 AND EAST 2,303,827.50 FEET: THENCE NORTH 36° 23' 14" WEST 832.50 FEET: THENCE SOUTH 52° 49' 40"

WEST 188.10 FEET: THENCE NORTH 86° 22' 57" WEST 109.68 FEET: THENCE SOUTH 04° 39' 30" WEST 129.17 FEET: THENCE SOUTH 85° 59' 58" EAST 92.16 FEET: THENCE SOUTH 00° 00' 21" EAST 97.43 FEET: THENCE SOUTH 89° 57' 18" WEST 330.45 FEET: THENCE SOUTH 450.00 FEET: THENCE WEST 419.76 FEET: THENCE SOUTH 45° 36' 10" WEST 700 FEET: THENCE NORTH 44° 23' 50" WEST 800 FEET THENCE NORTH 45° 36' 10" EAST 1167.61 FEET TO THE TRUE POINT OF BEGINNING. LESS ANY PORTION LYING WITHIN THE FOLLOWING DESCRIPTION: A PARCEL OF LAND LYING IN THE NORTHWEST OF SECTION 3 AND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 28 AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34 TOWNSHIP 10 NORTH RANGE 28 DEFINED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE SOUTH 20° 00' 34" EAST 1774.74 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE PLAT OF RICHLAND, SAID POINT HAVING COORDINATES NORTH 353,333.52 AND EAST 2,301,783.92 ON THE WASHINGTON COORDINATE SYSTEM (SOUTH ZONE), SAID POINT BEING THE TRUE POINT OF BEGINNING: THENCE NORTHEASTERLY ALONG THE SAID WEST BOUNDARY OF THE PLAT OF RICHLAND AN ARC DISTANCE OF 700 FEET TO MONUMENT P.B. 10-W ON SAID PLAT BOUNDARY: THENCE CONTINUING ALONG SAID PLAT BOUNDARY NORTH 39° 59' 18" EAST 976.24 FEET TO MONUMENT P.B. 11-W ON SAID BOUNDARY: THENCE NORTH 36° 23' 14" WEST 832.50 FEET: THENCE SOUTH 52° 49' 40" WEST 188.10 FEET: THENCE NORTH 86° 22' 57" WEST 109.68 FEET: THENCE SOUTH 04° 39' 30" WEST 129.17 FEET: THENCE SOUTH 85° 59' 58" EAST 92.16 FEET: THENCE SOUTH 00° 00' 21" EAST 97.43 FEET: THENCE SOUTH 89° 57' 18" WEST 330.45 FEET: THENCE SOUTH 450 FEET: THENCE WEST 419.76 FEET: THENCE SOUTH 45° 36' 10" WEST 700 FEET: THENCE NORTH 44° 23' 50" WEST 800 FEET: THENCE SOUTH 45° 36' 10" WEST 245.20 FEET: THENCE SOUTH 45° 24' 17" EAST 64.91 FEET: THENCE SOUTH 41° 37' 54" EAST 648.07 FEET: THENCE SOUTH 27° 21' 34" EAST 405.58 FEET: THENCE NORTH 45° 36' 10" EAST 394.17 FEET: THENCE SOUTH 53° 56' 46" EAST 827.07 FEET TO THE POINT OF BEGINNING. LESS THE PORTION DEFINED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF THE PLAT OF RICHLAND, SAID POINT BEING DESIGNATED AS PB 10-W. THENCE NORTH 39° 59' 18" EAST ALONG SAID BOUNDARY THEREOF TO A POINT DESIGNATED AS PB 11-W. THENCE NORTH 11° 51' 48" EAST A DISTANCE OF 355.94 FEET. THENCE NORTH 32° 48' 30" EAST A DISTANCE OF 439.82 FEET. THENCE NORTH 63° 28' 39" WEST A DISTANCE OF 43.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF A ROAD DESIGNATED AS BUTLER LOOP AND THE TRUE POINT OF BEGINNING: THENCE CONTINUING NORTH 63° 28' 39" WEST A DISTANCE OF 221.70 FEET. THENCE NORTH 32° 48' 30" EAST A DISTANCE OF 230 FEET. THENCE SOUTH 85° 26' 38" EAST A DISTANCE OF 120 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 28° 15' 08", A RADIUS OF 180 FEET AND AN ARC LENGTH OF 88.76 FEET TO A POINT OF TANGENT. THENCE SOUTH 57° 11' 30" EAST A DISTANCE OF 22.32 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90° 00' 00". A RADIUS OF 20 FEET AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENT AND THE WESTERLY RIGHT OF WAY OF ROAD DESIGNATED AS BUTLER LOOP. THENCE SOUTH 32° 48' 30" WEST ALONG WESTERLY RIGHT OF WAY THEREOF A DISTANCE OF 157.48 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 13° 46' 03", A RADIUS OF 447.47 FEET AND AN ARC DISTANCE OF 107.52 FEET TO THE TRUE POINT OF BEGINNING: (DEEDED AUD FEE #88-1169-, 1/25/88). EASEMENT DEED 3/10/83. EASEMENT (2) 1/19/82. LEASE AGREEMENT TO EG&G INC. 11/16/67. LESS THAT PORTION DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN SAID SECTION 34 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF THE PLAT OF RICHLAND, SAID POINT BEING DESIGNATED ASP B 10-W: THENCE NORTH 39° 59' 18" EAST ALONG SAID BOUNDARY THEREOF TO A POINT DESIGNATED ASP B 11-W: THENCE NORTH 11° 51' 48" EAST A DISTANCE OF 355.94 FEET: THENCE NORTH 32° 48' 30" EAST A DISTANCE OF 1077.61 FEET: THENCE NORTH 66° 37' 19" WEST A DISTANCE OF 30.41 FEET TO THE WESTERLY MARGIN OF BUTLER LOOP ROAD AND THE TRUE POINT

OF BEGINNING: THENCE NORTH 66° 37' 19" WEST A DISTANCE OF 241.28 FEET: THENCE NORTH 04° 33' 22" EAST A DISTANCE OF 130.86 R335 TO THE SOUTHERLY RIGHT OF WAY MARGIN OF BUTLER LOOP ROAD: THENCE SOUTH 85° 26' 38" EAST ALONG SAID SOUTHERLY MARGIN A DISTANCE OF 190.00 FEET TO A POINT ON CURVE: THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 118° 15' 08" A RADIUS OF 90.00 FEET AND AN ARC DISTANCE OF 185.75 FEET TO A POINT OF TANGENT: THENCE SOUTH 32° 48' 30" WEST A DISTANCE OF 86.40 FEET TO THE TRUE POINT OF BEGINNING: (QCD 11/30/92) ALSO LESS A PARCEL OF LAND LOCATED IN SECTION 34 TOWNSHIP 10 NORTH RANGE 28 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF THE PLAT OF RICHLAND, SAID POINT BEING DESIGNATED ASP B 10-W: THENCE NORTH 39° 59' 18" EAST ALONG SAID BOUNDARY THEREOF TO A POINT DESIGNATED ASP B 11-W: THENCE NORTH 11° 51' 48" EAST A DISTANCE OF 355.94 FEET: THENCE NORTH 32° 48' 30" EAST A DISTANCE OF 1077.61 FEET: THENCE NORTH 66° 37' 19" WEST A DISTANCE OF 30.41 FEET TO THE WESTERLY MARGIN OF BUTLER LOOP ROAD, AND THE TRUE POINT OF BEGINNING: THENCE SOUTH 32° 48' 30" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 273.60 FEET TO A POINT OF CURVE: THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 00" A RADIUS OF 20.00 FEET AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENT: THENCE NORTH 57° 11' 30" WEST A DISTANCE OF 22.32 FEET TO A POINT OF CURVE: THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21° 36' 02" A RADIUS OF 240.00 FEET AN ARC LENGTH OF 90.48 FEET AND A CHORD BEARING OF NORTH 67° 59' 31" WEST AND A CHORD DISTANCE OF 89.95 FEET TO A POINT ON CURVE: THENCE NORTH 11° 11' 35" EAST A DISTANCE OF 291.41 FEET: THENCE SOUTH 66° 37' 19" EAST A DISTANCE OF 241.28 FEET: TO THE TRUE POINT OF BEGINNING: (SWD 1/8/93) LESS PORTION DEFINED AS FOLLOWS: (SWD 8/25/93) A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SAID SECTION 34 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER: THENCE NORTH 89° 40' 59" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1747.70 FEET: THENCE NORTH 00° 19' 01" WEST A DISTANCE OF 266.25 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF BUTLER LOOP ROAD AND BEING THE TRUE POINT OF BEGINNING: THENCE SOUTH 89° 41' 00" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 137.89 FEET TO A POINT OF CURVE: THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 74° 49' 46" A RADIUS OF 50.00 FEET AND AN ARC DISTANCE OF 65.30 FEET TO A POINT OF TANGENT AND BEING ON THE EASTERLY RIGHT OF WAY MARGIN OF AIRPORT WAY: THENCE NORTH 35° 29' 14" WEST ALONG SAID EASTERLY MARGIN A DISTANCE OF 203.63 FEET TO A POINT OF CURVE: THENCE LEAVING SAID EASTERLY MARGIN ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 16' 54" A RADIUS OF 20.00 FEET AND AN ARC DISTANCE OF 31.51 FEET TO A POINT OF TANGENT: THENCE NORTH 54° 47' 40" EAST A DISTANCE OF 6.75 FEET TO A POINT OF CURVE: THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21° 59' 11" A RADIUS OF 340.00 FEET AND AN ARC DISTANCE OF 130.47 FEET TO A POINT OF TANGENCY: THENCE NORTH 32° 48' 30" EAST A DISTANCE OF 16.95 FEET: THENCE SOUTH 35° 29' 14" EAST A DISTANCE OF 338.31 FEET TO THE TRUE POINT OF BEGINNING: (SWD 8/25/93) LESS PORTION DEFINED AS FOLLOWS: (SWD 11/16/93) A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SAID SECTION 34 TOWNSHIP 10 NORTH RANGE 28 EAST W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER: THENCE NORTH 89° 40' 59" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1747.70 FEET: THENCE NORTH 00° 19' 01" WEST A DISTANCE OF 266.25 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF BUTLER LOOP AND BEING THE TRUE POINT OF BEGINNING: THENCE NORTH 35° 29' 14" WEST A DISTANCE OF 338.31 FEET: THENCE NORTH 32° 48' 30" EAST A DISTANCE OF 121.96 FEET TO A POINT OF CURVE: THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61° 44' 52" A

[illegible]

**EXHIBIT B
LEASE PREMISES**



**PORT OF BENTON
OFFICIAL PROCLAMATION – 23-01
HONORING ROBERT L. FERGUSON**

WHEREAS, Robert L. Ferguson, was an economic development champion for the Tri-Cities region; and

WHEREAS, he was the first chairman of the Tri-City Development Council; and

WHEREAS, he was the former chief executive officer of Washington Public Power Supply System, now Energy Northwest, where he was involved in several vital energy projects; and

WHEREAS, he was a tireless advocate of the Hanford site and co-founder of “Clean Up Hanford Now”, a non-profit advocating for the cleanup of the Hanford site; and

WHEREAS, he was one of the youngest reactor operators at Hanford’s B Reactor, project manager at the Fast Flux Test Facility, Deputy Assistant Secretary for the Department of Energy and President of R.L. Ferguson & Associates; and

WHEREAS, he was an essential leader in advanced energy and education initiatives, including a major contribution to Washington State University, which has led to the creation of the Institute of Northwest Energy Futures; and

NOW, THEREFORE, BE IT PROCLAIMED that the Port of Benton Commission expresses its sincere and wholehearted appreciation to Robert L. Ferguson for his vision, leadership, dedication and advocacy for the Tri-Cities. “Bob’s” generosity and compassionate spirit will live on in those who were lucky enough to work with him and remain strong for generations to come and the impact of Bob’s contributions to the community will forever stay a legacy throughout the community.

DATED AND SIGNED at Richland, Washington on the 14th day of June, 2023.

Christy L. Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

**PORT OF BENTON
OFFICIAL PROCLAMATION – 23-02
RECOGNIZING CROW BUTTE PARK CAMP HOST WAYNE POTTER**

WHEREAS, On Wednesday, May 17, 2023, Crow Butte Camp Host, Wayne Potter went above and beyond the call of duty; and

WHEREAS, Wayne courageously put himself at risk by rushing to the aid of a distressed boater, who had fallen overboard; and

WHEREAS, Wayne entered the water to render aid; and

WHEREAS, Wayne effectively pulled the struggling party to shore;

NOW, THEREFORE, BE IT PROCLAIMED that the Port of Benton Commission expresses its sincere and wholehearted appreciation to Wayne Potter, who's heroic and selfless actions, much beyond the scope of duty, resulted in saving the life of another. It is with deep gratitude to recognize the bold and intrepid fearlessness that Wayne so nobly demonstrated while on duty as Camp Host at Crow Butte Park.

FURTHER, let this be a lesson to all: Practice water safety and wear a life vest when boating.

DATED AND SIGNED at Richland, Washington on the 14th day of June 2023.

Christy L. Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

**PORT OF BENTON
PROJECTS AND GRANTS STATUS**

June 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	Project complete except for delivery of 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. Technical support RFP contracted
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 construction	Richland Airport \$1,995,000	FAA approved for construction 2024-2026. Working on design effort now with Century West. Waiting on FAA Environmental review. CWE is primed for next steps as soon as FAA is done.
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 Richland Airport Master Plan shown for removal.	WSDOT \$750,000-\$1.2M CARB Low interest 20 year loan with initial payment is due in 2026. Interest rate is 2% with a 10% cost overrun allowance.	Offer accepted by owners of the new building we have identified. Need to start PSA and Due dilligence then report back to CARB

PORT OF BENTON
PROJECTS AND GRANTS STATUS

June 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	WSDOT \$865,000 POB \$135,000	Currently soliciting design consultants for bidding project in September 2023. Construction to be completed in 2nd Qtr 2024.
7	Railroad Improvements - FRAP grant	Provide grant funding of railroad crossings - Airport Way, Saint St, and Kingsgate Way signal cabinet.	FRAP - \$1,000,000 POB \$250,000	Approved. Beginning contract process
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	Washington State Department of Commerce- Evergreen Manufacturing Growth Grant	Industrial Innovation Cluster Organizations-strategic assistance	\$322,000	Approved for \$200,000 contract signed, RFP posted and contracted.
11	DOE EV	Provide grant funding for EV charging stations and hydrogen fueling	POB\$15K, DOE \$pending estimates	Energy Northwest is leading joint project.

PORT OF BENTON
PROJECTS AND GRANTS STATUS

June 2023

	Project	Description	Grants Pursued/Received	Comments
12	FAA and State Airport discretionary funds - Richland Airport	Runway and Apron Crack and Fog Seal	FAA NPE \$290,000 State \$800,000	Approved - Grant Agreement Signed by Port and FAA
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 - Grant Agreement Signed by Port and FAA
15	FAA Airport Funds - Prosser Airport	Construct Heliport/Helipad with Service Road - Design	FAA NPE \$155,000	Approved
16	Infrastructure Investment and Jobs Act - Grant Funds (Now Bipartisan Infrastructure Law BIL funds) - Richland Airport	Main Apron Reconfiguration - Design/Construction 2025/26	BIL Funds \$833,000	Approved
17	State Capital Request	"White Bluffs Rail" remaining crossings, ties, panels and rail to support CRISI/RAISE	State \$1-5M	Approved \$1.2M