

**PORT OF BENTON
COMMISSION MEETING MINUTES
June 14, 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, located at 3250 Port of Benton Boulevard, Richland, Washington.

PRESENT: Commissioner Christy L. Rasmussen; Commissioner Roy D. Keck; Commissioner Lori Stevens, Executive Director, Diahann Howard, PPM®; Port Attorney, David Billetdeaux, Public Information Officer, Summers Miya; Director of Marketing, Wally Williams; Director of Facilities & Operations, Ron Branine; Accounting Clerk, Liz Renz; Airport Manager, Quentin Wright; Director of Finance, Jeff Lubeck; Senior Accountant, Veronica Serna; Facilities Supervisor, John Alley; Bryan Condon, Century West Engineering; Roger Wright, RGW Enterprises; Theresa Richardson, City of Richland; Scott Keller, Community Member; Gareth Nisbett, Community Member; Brian Malley, Benton City; Dashia Hopp, Hopp Family Holdings; Mike Hopp, Hopp Family Holdings; Clif Dyer, Richland Airport; Wayne Potter, Crow Butte Park; Mary Potter, Crow Butte Park; David Reeploeg, Hanford Communities; Undersheriff Jon Law, Benton County Sheriff's Office; Lieutenant Mike Clark, Benton County Sheriff's Office; Lieutenant Jason Erickson, Benton County Sheriff's Office; Deputy Brett Hansen, Benton County Sheriff's Office, Katie Gillies, Benton County Sheriff's Office

The following attendees attended via remote communications: Director of Real Estate, Teresa Hancock; Contract Specialist, Sheri Collins; Bryan Bell, Construction Project Manager; Joe Pisca, Facilities Manager; Sara Schilling, Tri-Cities Area Journal of Business; Roger Wright, RGW Enterprises; Samantha Peterson, Century West Engineering

The Commission meeting was noticed as required by RCW 42.30.070.

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

C. CONSENT AGENDA:

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving the agenda for the June 14, 2023 Commission meeting, approval of minutes from the May 24 ,2023 Commission meeting, approval of vouchers and certifications, including payroll, for the month of May totaling \$773,645.42, approval of project vouchers and certifications for the month of May totaling \$1,690.00.

D. PUBLIC COMMENT:

There were no comments from the public.

E. PUBLIC HEARING

Commission President Christy Rasmussen opened the public hearing at 8:35 a.m.

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

Engineer Roger Wright stated that Washington state law requires that all public entities prepare an annually updated Six-Year Transportation Improvement Program (TIP). The purpose of this plan is to identify the transportation related projects that are likely to be constructed within the next six-year period. Wright added that the purpose of this list of projects is for the state to do transportation needs planning and a project that receives state or federal funding is required to be on the list.

Wright added that the Six-Year TIP is required to be reviewed by the governing body of the public agency and made available for public review, prior to the governing body adopting the plan by resolution.

Wright reviewed the list of projects identified on the proposed Port of Benton Six-Year TIP, adding that there is no priority related to the numbering sequence and adding that the list of projects are recommendations.

Wright added that due to the need to match the proposed projects with specific grant applications, projects 13-16 were modified, particularly the rail projects that received grant funding.

Wright reminded the Commission that a public meeting will be held in early September to receive public comment related to all transportation projects.

Commissioner Christy Rasmussen asked if there was any public comment concerning this item.

Clif Dyer asked a question about maintenance on the SR 240 railroad crossing.

Engineer Roger Wright stated that the Port will continue to do maintenance until the crossing has been replaced.

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

Port Attorney David Billetdeaux stated that the public hearing was called to properly move forward with the sale or transfer of land or property, which is required by RCW.

Commissioner Christy Rasmussen asked if there was any public comment related to this item. There was none.

Commission President Christy Rasmussen closed the public hearing at 8:40 a.m.

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

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving 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

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 23-18, 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)

Executive Director, Diahann Howard introduced Mike and Dashia Hopp, owners of Bombing Range Brewing Company and The Dive, located at 2000 Logston Blvd., Richland – Technology Enterprise Center.

Howard stated that Resolution 23-18 approved the removal of the property from the Port's comprehensive plan, which includes 4.82 acres of land, including building, parking for \$1,667,500. Howard added that 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.

Howard noted that the contract is a 10-year real estate contract, with 4% down and 6% interest with the Hoppes and that they would like to share plans for future development.

Dashia Hopp displayed a PowerPoint presentation and provided a visual presentation of future plans related to the development of the 2000 Logston Blvd. building and land.

Hopp explained that the business started in 2016 with guidance and support from the Port of Benton and the family hopes to continue a relationship with the Port.

Hopp noted that in 2016 the business goal was achieving \$300/day in sales, but previous tenant Ethos left the building, followed by Shrub Steppe Brewery, which allowed Bombing Range Brewery to jump in and allowed for both businesses to expand and grow. Hopp noted that they plan to continue occupying the combined 8,035 sq. ft. of space and plan to build two additional buildings with an estimated investment of \$500k - \$600k and retention of 52 employees and creation of 46 full time employees over two years and over 70 full time employees over five years.

Hopp detailed the plans for expansion, which included doubling of brewing capacity, wholesale distribution to restaurant and bar businesses, outdoor expansion to allow for outdoor seating for public and private events, which will support and enhance tourism opportunity. Hopp added information on plans to improve the current parking circulation of the property and future expansion plans of the storage and cold storage cooler and distribution and canning facility.

Commission President Christy Rasmussen stated it is amazing to see what has been accomplished adding that The Dive and Bombing Range have become the heart and soul of north Richland and are a wonderful family-run business. Rasmussen noted that she looks forward to their continued growth and success.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving 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

Airport Manager, Quentin Wright recognized Clif Dyer and thanked him for his years of service at the Richland Airport. Wright explained that Hood Aero, a company based out of Hood River, Oregon, is considering assuming the current lease from Sundance Aviation from Dyer.

Executive Director, Diahann Howard explained that as part of a new agreement with Hood Aero, a mechanic would not be hired immediately, but the position would be filled by fall 2023. Howard added that the Port is also looking to acquire the fuel tanks via grant or loan funds at some point and Hood Aero is in agreement with this plan and will purchase them from Sundance at this time. Howard noted that the Port team appreciated the collaboration with Hood Aero and Sundance, adding that the Port will continue to look into grant sources and ways to fulfill obligations to support future growth at Richland Airport.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 23-20, consent to assignment of FBO lease – Sundance Aviation to Hood Aero, Richland Airport.

5. Proclamation 23-01, Honoring Robert L. Ferguson

Commission President Christy Rasmussen read Proclamation 23-01:

**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.”

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Proclamation 23-01, honoring Robert L. Ferguson.

6. Proclamation 23-02, Recognizing Crow Butte Camp Host, Wanye Potter

Director of Facilities & Operations, Ron Branine read Proclamation 23-02:

**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.”

Undersheriff, Jon Law from the Benton County Sheriff's Office took the opportunity to thank Potter for the heroic acts displayed at Crow Butte Park.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving 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

Airport Manager Quentin Wright explained that this contract covers design work for future pavement maintenance and electrical repairs at Prosser Airport for \$267,620.05.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving the 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.

Airport Manager Quentin Wright stated that this contract covers design work for future pavement maintenance at Richland Airport for \$192,530.70. Wright added that Federal Aviation Administration and Washington State Department of Transportation will contribute to repair work at the airport.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving the contract for Century West Engineering for design work for pavement maintenance Richland Airport for \$192,530.70.

G. INFORMATION REPORTS

1. Hanford Communities Update

David Reeploeg provided an update on Hanford Communities, reminding the Commission that he wears two hats by being the Executive Director of Hanford Communities as well as Vice President for Federal Programs of TRIDEC.

Reeploeg thanked the Commission for Proclamation 23-01, recognizing Robert L. Ferguson, adding that Ferguson was a great economic contributor to the community.

Reeploeg provided an update on Hanford Communities via PowerPoint presentation.

Reeploeg provided an overview on Hanford Communities, stating it was formed in 1994 and reviewed objectives: Coordinate local government involvement on Hanford issues, increase public awareness and involvement in Hanford cleanup issues, advocate for community priorities regarding Hanford, Provide technical and analytical resources to review, evaluate and monitor conditions and policies at Hanford.

Reeploeg reviewed the current governing board, which includes Commission President, Christy Rasmussen.

Reeploeg reviewed the current administrative board, which includes Executive Director, Diahann Howard.

Reeploeg provided a 2022 review, which included updates on current cleanup projects, policy, community engagement and the Manhattan Project National Historical Park.

Reeploeg provided an outlook for 2023, which included further cleanup, updated policy, and priorities, which are: 2023 issue agenda, Direct Feed Low Activity Waste Facility (DFLAW), Waste Encapsulation Storage Facility (WESF), 324 building (300-296 Waste Site), Test Bed Initiative Phase 2, Hanford Regulatory Approach, Hanford/DOE-EM funding, PILT.

2. Future Planning Projects for Richland Airport

Airport Manager Quentin Wright and Century West Engineer Bryan Condon provided a future planning update for Richland Airport master plan from 2021. Condon explained that the updates pertain to the southeast section of Richland Airport. Condon added that the presentation is simply a recommendation and option for paths forward.

Condon noted that the recommendations is geared to enhance the airport to attract corporate aircraft.

Condon explained that Century West reviewed and assessed the airport's existing conditions and have provided a series of alternatives.

Condon reminded the Commission that there are two classes at Richland Airport – "Inside" and "Outside" the fence and highlighted the breakdown of businesses and tenants in these classes.

Condon highlighted the parking lot in front of Ann's Best, between Ann's and Lifeflight's current operations and displayed recommended photos, which highlighted areas for proposed gates, which would allow more direct access to Lifeflight and identify the area as the entrance to the airfield.

Condon stated that there are currently 43 tie downs and noted a future general aviation apron expansion with four hangars preserved.

Condon overviewed recommendations and noted that everything is FAA-approved.

Executive Director, Diahann Howard complimented the team, noting that it is important to have planning phases in place.

Commissioner Lori Stevens stated that she appreciated the utilization of space.

3. SR 240 Crossing Replacement Update

Engineer Roger Wright provided an update on the State Route 240 crossing replacement project.

Wright explained that statements of qualifications from engineering consultants have been received and the Port is working on a selection development of a scope of work and cost. Wright added that reconstruction of this crossing and signal is anticipated to be complete in mid-2024 and the Port will likely need a special Commission meeting to approve this agreement.

Wright stated that work continues on this crossing and the City of Richland has assisted with the temporary repair work, as it will be another year before the crossing can be fully replaced. Wright added that the City has started the bike path through the area and reminded the Commission that this crossing is one of the worst sections of the Port's rail. Wright added that the City will compensate the Port for some of the repairs.

Wright added that because of the accident at the crossing last fall and the full replacement, it will allow for extra parts for Port supply.

Wright noted that communications will begin soon for this project, with a direct mailing planned for Horn Rapids residents. Wright added that the road will be closed from a Thursday at noon through the following Monday at 6 a.m. and a detour will be in place. Wright stated that he will work with the state on communications and the detour route and will work to keep Port staff informed, including calling special meetings if necessary.

4. 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.

- Items 8 & 9 – CRISI and RAISE – Applications have been submitted and continue to wait. Anticipate a August or September answer. Still in conversation with congressional offices and progress continues.

- Washington VERTical – Collaboration across the state continues. Looking at tech hubs and building in north Richland. Ensuring workforce of the future and “clean up to clean energy” transition.

H. COMMISSIONER REPORTS/COMMENTS

Commissioner Roy Keck announced that he recently attended the WPPA Finance & Administration Conference. Commissioner Keck stated that there is a lot of funding available out there, but each request requires substantial work and feels that the Port is covered how and where it should be.

Commissioner Keck stated that he will soon be beginning a month-long road trip and plans to Zoom the July Commission meeting.

Commissioner Lori Stevens stated that she recently attended the Prosser Economic Development Association board meeting where conversation was had about future EV charging stations in Prosser, which Executive Director Diahann Howard added that she has been in communication with the Prosser development office on this issue, including further conversation about utility issues in Prosser. Howard added that the team is working with Energy Northwest on this issue with more updates and information to come at a future meeting.

Commissioner Stevens stated that there are a few distilleries opening in Prosser and added that she attended the recent USS Triton Submarine Veterans event, which she felt went really well.

Commissioner Christy Rasmussen announced that she attended the Supply Chain Summit with Senator Matt Boehnke, which she found incredibly interesting and was grateful for the opportunity to attend.

Commissioner Rasmussen added that she also attended the Tribal gathering, where a traditional meal was served and a history of the Yakama Nation was shared.

Commissioner Rasmussen added that she is on the WPPA Commissioners Seminar planning committee and added that she attended the USS Triton Submarine Veterans gathering, which she felt grateful that the Port hosted this event and felt it was a special way to honor Veterans.

I. DIRECTOR REPORTS/COMMENTS:

1. AIRPORTS

Airport Manager, Quentin Wright announced that the Young Eagles event had 51 confirmed. Wright noted that the organization would like to advertise, but number of pilots is a limiting factor.

Wright stated that Department of Natural Resources will be leaving firefighting aircraft at Richland Airport starting in July for 75-90 days, adding that this is a great asset to have at Richland Airport.

Wright stated that the Port was unable to obtain a CARB loan for Richland Airport, but have developed an agreement with Hood Aero stating that the Port has until 2029 to purchase the tanks from them. Wright added that the agreement letter also excuses Hood Aero from having a mechanic on day one.

2. FACILITIES & OPERATIONS

Director of Facilities & Operations, Ron Branine announced that the team is very busy, adding that 74 work orders have been turned in since the April meeting, and reminding the Commission that the team should be seeing around 100 per month. Branine added that this number will fluctuate, but then level off once the team gets ahead of things through the preventative maintenance program. Branine noted that there are currently 46 open work orders and reminded that the system is currently tracking only 50% of what the department is doing.

Branine noted that the team has started the Facility Manager work order system and the first several months will be devoted to data collection, building of inspection templates, PM schedules and Standard Operating Procedures, Maintenance Operating Procedures, Emergency Operating Procedures. Branine stated that the team may possibly go-live in mid-July.

Branine noted that the team has started working with McKinstry to get the final plan for space re-allocation that makes sense for the current tenants at 2579 Stevens Drive. Branine added that they are looking at redoing two sets of restrooms and adding a common corridor to alleviate shared space intrusions.

Branine announced that the annual Crow Butte compliance inspection took place the day before, with no official results yet, but stated that he believes they ended up with no findings and only a few notes of small items that the team is already addressing. Branine stated that they were very complimentary of how the park looks and how it is being ran.

Branine added that forecast revenue is up 6.12% in reservations for 2023, the guest return rate is 83.98%, occupancy forecast is up 8.86%, number of reservations are up 8.47% and the kiosks are showing 735 transactions in the past 30 days, up from 407 transactions in the prior 30 day timeframe.

Branine read complimentary reviews that have been recently submitted online about the park and the camp hosts.

Executive Director, Diahann Howard provided additional railroad updates, stating that the Port has received notification of award of a FRAP grant in the amount of \$1,030,000 with a \$250k Port match for a total project of \$1,280,000. Howard added that this work will make repairs to the Airport Way railroad crossing, the Saint Street railroad crossing and will install lighted crossbucks at Kingsgate Way railroad crossing, as part of the partnership with City of Richland. Howard noted that a consultant will be selected once funds have been approved, likely later this summer.

Howard added that the Port has purchased the 1,200 ties, which will be installed in late July and will then hopefully increase the speed limit on the track to 10 mph. Howard added that a petition for a quiet crossing will also be pursued.

Howard added that the White Bluffs Storage and Archive Facility will be occupied very soon. Howard added that American Rock Products have successfully filed for a special use permit, which is good news for the Port.

3. REAL ESTATE:

Executive Director, Diahann Howard noted that Director of Real Estate, Teresa Hancock had been called into a one-on-one meeting with a client.

Howard noted that the Port has entered into a month-to-month agreement a the former Milne warehouse building in Prosser. Howard added that Orano has moved into the south side of 3250.

Howard stated that she will reserve one item related to Vintners Village for Executive Session.

4. MARKETING:

Public Information Officer, Summers Miya announced that four media stories were received from the recent Triton event and 74 tours were conducted. Miya noted that she is working with USS Triton Veterans on a commemorative monument to display at USS Triton Sail Park, with an event hopefully taking place next year to unveil.

Miya noted that the Robert L. Ferguson tribute event will take place on Thursday, July 6 at 2 p.m., reminding the Commission that the family has extended an invitation to attend the celebration of life taking place that same day at 11 a.m. at Christ the King.

Miya stated that she has been assisting with event facilitation at the Walter Clore Wine & Culinary Center, which includes many industry groups.

Miya added that updates to WashingtonVERTical.com have been completed and the team is preparing to partake in State Auditor Office Lean training.

Miya added that the tenant appreciation BBQ will take place at 11:30 a.m. on Thursday, August 3.

Director of Marketing, Wally Williams announced that spring newsletter will be out soon and he continues to assist the team with updated signs.

6. FINANCE DIRECTOR:

Finance Director, Jeff Lubeck provided a financial status report as of May 31, 2023, including a financial status report on cash from the general fund and project fund account balances. Lubeck noted that there were no significant changes in May and added that the timing of grants will spike the account.

Lubeck highlighted that there was \$1,087,083 in cash receipts in May from the general fund. Lubeck noted that disbursements totaled \$773,645, with \$183k payroll-related costs, \$591k in accounts payable. Lubeck stated that there is \$102k in outstanding A/P as of 6/12/2023.

Lubeck provided an accounts receivable overview including 0-30 through over 90 owed.

Lubeck provided an overview of the current major finance initiatives, including: Voyager – Intacct integration automation, 2024 budget development, reporting from Intacct and GASB 96, which is a new requirement in 2023 concerning software subscriptions.

Lubeck described the budget approach, stating that he plans to take a bottoms-up and top-down approach, which will result in a prioritized plan with fiscal constraints.

Lubeck added that substantial work and collaboration will take place in June and July, with consolidation, evaluation and iteration taking place in August. Lubeck stated that finalization will happen in September with Commission reviews taking place in October. Lubeck provided a 2024 budget calendar lookahead for the Commissioners, which highlighted the following:

9/18 – 9/25 – One-on-one reviews with Commissioners

10/9 – Budget workshop

11/8 – Commissioners approve budget

11/21 – Budget filed with county commissioners

11/21 – Certify levy amounts (official deadline is 11/30)

7. PORT ATTORNEY:

Port Attorney, David Billetdeaux stated that he has been involved with the American Rock agreement and has been working with Engineers Roger Wright and Ashley Garza on Real Estate License and Easement Agreements.

Billetdeaux added that he continues talks with Hanford Communities and Atlas Agro, who are in discussion with PNNL. Billetdeaux added that the Port has taken a step back and is hoping the parties can come together with a shared plan and agreement.

Billetdeaux stated that he has one item related to personnel issues reserved for Executive Session.

8. EXECUTIVE DIRECTOR:

Executive Director, Diahann Howard announced that she recently attended a Tech Alliance luncheon held in Seattle to support the development of advanced reactors. Howard added that the other Washington state clusters were in attendance for this event.

Howard added that she also attended the I-90 Advanced Manufacturing Conference, where a great deal of machine shops and advanced manufactures were in attendance. Howard added that she invited many of the attendees to join the Clean Energy Supplier Alliance, as there is plenty of ongoing work opportunity.

Howard added that there is a lot of opportunity tied to aerospace and space.

Howard noted that she also attended the Supply Chain Summit, with updates from homeland security, Department of Energy, cyber, AI, which was all validated at the I-90 conference she had attended. Howard complimented Senator Matt Boehnke for this event.

Howard noted that there is a lot of interest in rail in north Richland with outside rail companies showing interest and two site visits taking place.

Howard announced that a federal concept paper tied to PM HIP has been submitted, which is tied to the Evergreen grant with the purpose to build the business case to create components for advanced technologies.

Howard stated that a contract has been issued with Jennifer Gamble to develop a longer-term strategy for Washington VERTical and strengthen the supplier alliance.

Howard added that she has items pertaining to real estate matters, Vintners Village, Prosser, Walter Clore and personnel reserved for Executive Session.

J. EXECUTIVE SESSION: The regular Commission meeting was recessed at 10:44 a.m. and an Executive Session was convened at 10:50 a.m. to discuss real estate and personnel for 50 minutes. It was noted that if any action was required, we will reconvene the regular meeting and bring forward any item at that time.

K. ADJOURNMENT: The meeting was adjourned at 10:50 a.m. with an announcement that the next regularly scheduled Commission meeting would be held on Wednesday, July 12, 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