

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 2:30 p.m. on August 21, 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
SPECIAL COMMISSION MEETING AND PUBLIC HEARING
Agenda
3:00 p.m., August 21, 2023
3250 Port of Benton Blvd., Richland, WA 99354**

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

D. PUBLIC HEARING

1. For the Purpose of Receiving Public Comment Concerning Amending the Comprehensive Scheme of Harbor Improvements for the Possibilities of a Building Improvement Purchase at Richland Airport, finding land surplus to Port needs, and land transfer exchanges with the City of Richland.

E. ITEMS OF BUSINESS

1. Resolution 23-27, A Resolution for the Acquisition of Real Property at the Richland Airport, 1845 Terminal Drive
2. Resolution 23-28, A Resolution of the Port of Benton Authorizing the Acquisition of Real Property/Leasehold Improvements, Robert & Cheryl Moe

3. Resolution 23-29, A Resolution of the Port of Benton to Amend the Comprehensive Scheme of Harbor Improvements
4. Award of Port of Benton Blvd. East Lane Repair Project – Inland Asphalt

F. EXECUTIVE SESSION

G. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on September 13, 2023 at 8:30 a.m. at the Walter Clore Wine & Culinary Center located at 2140 Wine Country Road, Prosser, WA. Visit portofbenton.com for notices and information.

RESOLUTION NO. 23-27
A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
FOR THE ACQUISITION OF REAL PROPERTY
AT THE RICHLAND AIRPORT

WHEREAS, the Port of Benton owns the real property commonly known as 1845 Terminal Drive, on which is affixed leasehold improvements consisting of 12,628 square feet, and more particularly described on Attachment 1 to this resolution; and

WHEREAS, the real property described in Attachment 1 supports the Port's aviation vision and strategic economic needs for airport sustainability. The acquisition of leasehold improvements aligns with Port purposes, and staff recognize an opportunity to purchase the property deemed appropriate and in alignment with, prioritizing of strategic general aviation transportation projects, further promoting economic development opportunities within the community; and

WHEREAS, the Port Commission held a public hearing to take comment on the advisability to purchase the real property improvements located within Richland Airport 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 necessary to future needs of the District and is appropriate and in the best interests of the Port and its constituents for the Port to acquire the real property/leasehold improvements described in Attachment 1; and

IT IS FURTHER HEREBY FURTHER RESOLVED that

1. the property be acquired to balance budgets and generate non-grant revenue;
2. offers will be made to existing tenants in good faith and the Port will continue negotiations with all affected parties; and
3. offers meeting public and port benefit will be brought forth in a regular meeting for approval.
4. The Comprehensive Scheme of Harbor Improvements for the Port of Benton shall be amended to add the real property improvements to the Port's Comprehensive Scheme of Harbor Improvements Plan.

IT IS HEREBY FURTHER RESOLVED the Port of Benton Commission hereby authorizes the Executive Director to negotiate the acquisition of real property improvements as provided within the provisions of this resolution and to pursue grant funding opportunities to secure the acquisition of the property, and execute necessary documents 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 21st day of August, 2023.

Christy L. Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

ATTACHMENT 1
To Resolution 23-27
Legal Description

A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
ACQUISITION OF REAL PROPERTY
RICHLAND AIRPORT

1845 Terminal Drive
Commercial Improvements 12,628 SF

APN 8-0398-200-000A-000 / SEVERED IMPROVEMENTS ONLY

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER SECTION 3, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 86°58'51" EAST, A DISTANCE OF 550.98 FEET; THENCE SOUTH 45°36'10" WEST, A DISTANCE OF 17.71 FEET; THENCE SOUTH 42°15'00" EAST, A DISTANCE OF 228.46 FEET; THENCE SOUTH 40°41'10" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 49°18'50" EAST, A DISTANCE OF 206.81 FEET; THENCE NORTH 40°41'10" EAST, A DISTANCE OF 150.12 FEET; THENCE NORTH 89°41'00" EAST A DISTANCE OF 110.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 65.00 FEET; AN ARC DISTANCE OF 102.10 FEET; THENCE SOUTH 00°19'00" EAST A DISTANCE OF 5.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°18'18" AND A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 232.14 FEET; THENCE SOUTH 39°59'18" WEST, A DISTANCE OF 364.24 FEET; TO THE MOST EASTERLY CORNER OF SKYPARK TRACT 12; THENCE NORTH 49°18'50" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT 12, A DISTANCE OF 204.02 FEET; THENCE NORTH 39°59'18" EAST, A DISTANCE OF 51.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39°59'18" EAST, A DISTANCE OF 145.00 FEET; THENCE NORTH 50°00'42" WEST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 39°59'18" WEST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 50°00'42" EAST, A DISTANCE OF 84.00 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL ACCESS ROADS BUILT BY THE LESSOR (PORT OF BENTON) IN COMMON, WITH ALL OTHER TENANTS, AND USERS OF THE RICHLAND AIRPORT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL ACCESS ROADS BUILT BY THE SUBLESSOR (COLUMBIA PACIFIC RESOURCES, INC. AND/OR ASSIGNS) IN COMMON WITH ALL OTHER TENANTS AND USERS OF THE RICHLAND SKYPARK, RECORDS OF BENTON COUNTY.

CONTAINING 12,628 SQUARE FEET, MORE OR LESS

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

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

RESOLUTION NO. 23-28
A RESOLUTION OF THE PORT OF BENTON
AUTHORIZING THE ACQUISITION OF REAL PROPERTY/LEASEHOLD
IMPROVEMENTS
ROBERT & CHERYL MOE

WHEREAS, the Port of Benton owns real property located in the Port's Richland Airport Park, more particularly described on Attachment 1 to this resolution.

WHEREAS, the Port considers economic opportunities to align airport development growth, generate revenue and enhance operational consistencies for future success; and

WHEREAS, Robert & Cheryl Moe (Lessee/Sellers) have offered to sell their leasehold improvements as depicted on Attachment 1 within the Richland Airport Park, in Richland, Washington to the Port of Benton (Purchaser) for the sum of One Million Fifty Thousand Dollars (\$1,050,000.00); and

WHEREAS, funding for this acquisition will occur with a low interest loan issued by the Community Aviation Revitalization Board (CARB), through the Washington State Department of Transportation, intended for revenue-producing projects to help public-use general aviation airports become more self-sustainable and less reliant on public funding, further supporting aviation business related opportunities; and

WHEREAS, Port staff and the Port attorney have reviewed the proposed Purchase and Sale Agreement and find it is in proper form and is in the Port's best interest; and

WHEREAS, the Port of Benton Commission held a public hearing on August 21, 2023 to take comment upon the advisability of amending the Comprehensive Scheme of Harbor Improvements to add the real property described on Attachment 1.

WHEREAS, after taking public comment the Port Commission has determined that the real property and improvements supports the Port's aviation vision and strategic plan needs and the proposed sale is consistent with previous Port policies, including its Comprehensive Scheme of Harbor Improvement, now therefore,

IT IS HEREBY RESOLVED, the real property described on Attachment 1 is necessary to the future needs of the Port of Benton.

IT IS FURTHER RESOLVED that the Board of Commissioners hereby approve Resolution 2023-28 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with Robert and Cheryl Moe, husband and wife, under the terms contained in Real Estate Purchase and Sale Agreement for the sum of \$1,050,000.00, subject to funding by Washington State Department of Transportation, CARB Grant Program, and hereby authorize the executive director to pursue grant funding opportunities to secure the acquisition of real property improvements and execute all documents and agreements on behalf of the Port of Benton to complete the transaction as specified above.

BE IT FURTHER RESOLVED Port of Benton's Comprehensive Scheme of Harbor Improvements is hereby amended to remove the real property described on Attachment 1 from the Comprehensive Plan.

ADOPTED BY THE PORT OF BENTON COMMISSION this 21st day of August, 2023.

Christy L. Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

**ATTACHMENT 1
To RESOLUTION 23-28
AUTHORIZING A SALE OF REAL PROPERTY
WITH ROBERT AND CHERYL MOE**

1845 Terminal drive
Real Property Together with 12,628 SF Commercial Building

APN 8-0398-200-000A-000 / SEVERED IMPROVEMENTS ONLY

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER SECTION 3, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 86°58'51" EAST, A DISTANCE OF 550.98 FEET; THENCE SOUTH 45°36'10" WEST, A DISTANCE OF 17.71 FEET; THENCE SOUTH 42°15'00" EAST, A DISTANCE OF 228.46 FEET; THENCE SOUTH 40°41'10" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 49°18'50" EAST, A DISTANCE OF 206.81 FEET; THENCE NORTH 40°41'10" EAST, A DISTANCE OF 150.12 FEET; THENCE NORTH 89°41'00" EAST A DISTANCE OF 110.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 65.00 FEET; AN ARC DISTANCE OF 102.10 FEET; THENCE SOUTH 00°19'00" EAST A DISTANCE OF 5.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°18'18" AND A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 232.14 FEET; THENCE SOUTH 39°59'18" WEST, A DISTANCE OF 364.24 FEET; TO THE MOST EASTERLY CORNER OF SKYPARK TRACT 12; THENCE NORTH 49°18'50" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT 12, A DISTANCE OF 204.02 FEET; THENCE NORTH 39°59'18" EAST, A DISTANCE OF 51.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39°59'18" EAST, A DISTANCE OF 145.00 FEET; THENCE NORTH 50°00'42" WEST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 39°59'18" WEST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 50°00'42" EAST, A DISTANCE OF 84.00 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL ACCESS ROADS BUILT BY THE LESSOR (PORT OF BENTON) IN COMMON, WITH ALL OTHER TENANTS, AND USERS OF THE RICHLAND AIRPORT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL ACCESS ROADS BUILT BY THE SUBLESSOR (COLUMBIA PACIFIC RESOURCES, INC. AND/OR ASSIGNS) IN COMMON WITH ALL OTHER TENANTS AND USERS OF THE RICHLAND SKYPARK, RECORDS OF BENTON COUNTY.

CONTAINING 12,628 SQUARE FEET, MORE OR LESS

TOGETHER AND SUBJECT TO EASEMENTS, RESERVATION, COVENANTS AND RESTRICTIONS OF RECORD.

RESOLUTION NO. 23-29

**A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
TO AMEND THE COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS**

WHEREAS, to comply with state law (RCW 53.20), the Port must prepare and adopt a comprehensive scheme of harbor improvements ("CSHI") prior to expenditure of funds to acquire or improve property; and

WHEREAS, from time to time, amendments to that CSHI must be made prior to the usual end of year scheduled update to the CSHI in order to maximize opportunities that come available to the Port; and

WHEREAS, the Port of Benton owns the real visually described on Attachment 1 to this resolution; and

WHEREAS, the real property described in Attachment 1 is surplus to the Port's vision and strategic economic needs for job creation and Port sustainability. The transfer of these properties to the City of Richland in exchange for real property surplus to the City of Richland's needs will allow for the creation of an inland port that will bring numerous jobs and sustainable economic growth to the Port District; and

WHEREAS, the Port Commission held a public hearing to take comment on the advisability to amend the CSHI and provide authority to the Executive Director to continue negotiations with the City of Richland on an exchange of real property that will be beneficial to both entities; and

IT IS HEREBY RESOLVED that the Port Commission hereby amends the Comprehensive Scheme of Harbor Improvements and finds it appropriate and in the best interests of the Port and its constituents for the Port to continue to negotiate with the City of Richland for a mutually beneficial exchange of real property between the two entities; and

IT IS FURTHER HEREBY FURTHER RESOLVED that

1. the property to be acquired will be for the purpose of developing an inland port that will lead to economic growth, regional job opportunities, increased budgets, and generation of non-grant revenue;
2. the Port will continue negotiations with all affected parties; and
3. any offers meeting public and port benefit will be brought forth in a regular meeting for approval after a public hearing to surplus the property.
4. the Comprehensive Scheme of Harbor Improvements for the Port of Benton shall be amended as described above.

IT IS HEREBY FURTHER RESOLVED the Port of Benton Commission hereby authorizes the Executive Director to negotiate the acquisition, transfer, or swapping of real property with the City of Richland as provided within the provisions of this resolution and to execute necessary documents in accordance with the statutes governing sales of real estate upon formal submittal to the commission for approval thereof.

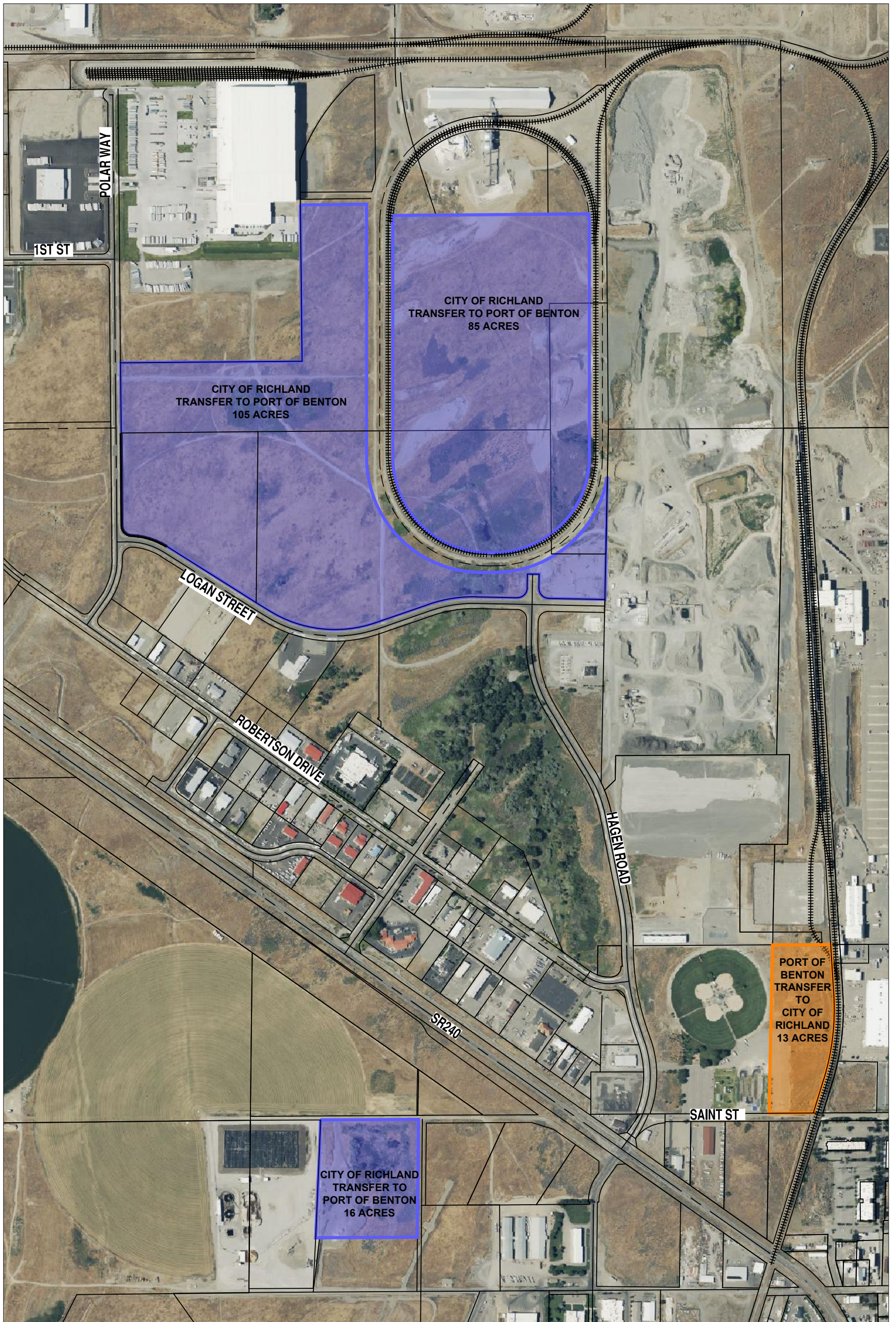
DATED AND SIGNED at Richland, Washington this 21st day of August, 2023.

Christy L. Rasmussen, President

Roy D. Keck, Vice President

Lori Stevens, Secretary

Attachment 1: Potential Industrial Property Land Exchange



Attachment 1: Potential Industrial Property Land Exchange

