

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:

www.portofbenton.com/commission

For those unable to access the internet, please call 509-375-3060 by 8:00 a.m. on April 10, 2024 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., April 10, 2024

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 March 13, 2024 Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for Month of March Totaling \$1,152,006.18

D. PUBLIC COMMENT

E. ITEMS OF BUSINESS

1. Resolution 24-13, Authorization of a Commercial Lease (3+ Years), Tirridis, LLC – Walter Clore Pavilion
2. Resolution 24-14, Consent to Assignment of Ground Lease, JD Trevino Family Investments to Glenn Whitcomb – Richland Airport

F. INFORMATION REPORTS

1. Welcome and Update from Michelle Holt, Benton-Franklin Council of Governments
2. Welcome and Update from David Reeploeg, Hanford Communities
3. Welcome and Update from May Hays, Richland Chamber of Commerce
4. 3110 Port of Benton Boulevard Update
5. Grants Update

G. COMMISSIONER REPORTS/COMMENTS

H. DIRECTOR REPORTS/COMMENTS

1. Finance Director
2. Port Attorney
3. Executive Director

I. EXECUTIVE SESSION

J. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on **Tuesday, May 14, 2024** at the Port of Benton Commission meeting room located at 3250 Port of Benton Blvd., Richland, Washington. Visit portofbenton.com for notices and information.

**PORT OF BENTON
COMMISSION MEETING MINUTES
March 13, 2024**

A. CALL TO ORDER: The regular monthly meeting was called to order at 8:30 a.m. at the Walter Clore Wine & Culinary Center, 2140 Wine Country Road, Prosser, Washington.

PRESENT: Commissioner Scott Keller, Commissioner Lori Stevens; Commissioner Roy D. Keck; Executive Director, Diahann Howard, PPM®, PPX®; Port Attorney, David Billetdeaux, PPM®; Director of Real Estate, Teresa Hancock; Public Information Officer, Summers Miya; Airport Manager, Quentin Wright; Director of Finance, Jeff Lubeck; Director of Marketing, Wally Williams; Director of Governmental Affairs, Cassie Hammond; Bryan Condon, Century West Engineering; Dan Decker, Community Member; Mayor Gary Vegar, City of Prosser; Rachel Shaw, City of Prosser; Neal Ripplinger, Prosser Economic Development Association

The following attendees attended via remote communications: Contract Specialist, Sheri Collins; Senior Accountant, Veronica Serna; Wendy Culverwell, Tri-City Herald; Joshua Lott, Anderson Perry; Anthony Cockburn

The Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: David Billetdeaux led those present in reciting the Pledge of Allegiance.

C. CONSENT AGENDA:

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving the agenda for the March 13, 2024 Commission meeting, approval of minutes from the February 14, 2024 Commission meeting, approval of minutes from the March 1, 2024 special Commission meeting, approval of vouchers and certifications, including payroll, for the month of February totaling \$891,030.41, approval of project vouchers and certifications for the month of February totaling \$129,667.81 and approval of Resolution 24-12, a resolution of the Port of Benton to cancel warrant no. 082248, which has been deemed lost.

D. PUBLIC COMMENT:

Community Member Dan Decker expressed concern about cracks, debris and other issues at Prosser Airport that could possibly damage airplanes and/or propellers and requested an update of POB planned project for Prosser.

E. ITEMS OF BUSINESS

1. Resolution 24-08, Acceptance of Work Performed by Sierra Electric, Inc. for the Richland Airport Electrical Replacement Construction Project

Airport Manager Quentin Wright explained that this item is part of the process to closeout the grant related to the 100% FAA-funded Richland Airport Electrical Replacement Construction Project, which took place throughout 2022.

Wright explained that the arrival and installation of the generator was the final piece to the project and the project can now be closed out.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 24-08, acceptance of work performed by Sierra Electric, Inc. for the Richland Airport Electrical Replacement Construction Project.

2. Resolution 24-09, Appointment of Public Records Officer

Port Attorney David Billetdeaux explained that there is no change to the current public records policy, this resolution is simply updating the name from his own to Jeff Lubeck.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Resolution 24-09, appointment of public records officer to Jeffrey Lubeck.

3. Resolution 24-10, Appointment of Claims for Damages Agent

Port Attorney David Billetdeaux explained that this resolution is similar to the last item of business and is a state requirement to have current information on the website. Billetdeaux explained that if an outside individual wanted to file a claims for damages to the port, they could find the information on the port website and send the information to the current contact. Billetdeaux added that this resolution updated the contact from himself to Jeff Lubeck.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 24-10, appointment of claims for damages agent to Jeffrey Lubeck.

4. Resolution 24-11, Acceptance of Reserve Policy

Director of Finance Jeff Lubeck explained that the port hired Moss Adams, who came in and did a comprehensive study with the primary objective being to determine the appropriate types of reserve funds.

Lubeck added that Moss Adams did some peer benchmarking by looking at other ports in the state.

Lubeck overviewed the study with the Commission, pointing out that they performed a very detailed risk assessment and modeling spreadsheet based on guidance issued by the Government Finance Officers Association.

Lubeck pointed out that the Port of Benton falls into a low-risk classification because of the lack of natural disasters.

Lubeck reviewed the recommendation for the operating reserves, noting that they should be equal to about two to four months of operating expense. Lubeck added that Moss Adams also recommends setting aside an emergency reserve of \$500k, which would be utilized for derailments and emergency repairs.

Lubeck stated the reserve funds are not restricted to emergencies.

Lubeck reviewed recent cash balances and added that the policy will be updated annually based on expenses and the risk model, the biggest driver.

Lubeck noted that the port has not had a reserve study previously, but it has been recommended after the forensic audit of the accounting systems.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Resolution 24-11, acceptance of a reserve policy.

5. Acceptance of Low Bid by Granite Construction for the 2939 Richardson Road Parking Lot Improvement Project

Executive Director Diahann Howard explained that this item has been included in the maintenance/asphalt budget for 2024 and four bids were received.

Howard added that this project is a requirement under the current lease agreement with the tenant, Westinghouse at 2939 Richardson Road.

Howard stated that the low bid came from Granite Construction at \$178,415 and with Washington state sales tax (WSST), the total project comes in at \$193,937.11. Howard added that the budgeted amount was estimated at \$160k and dollars to make up the higher bid amount will be pulled from the site wide pavement maintenance 2024 budget item approved.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission accepting the low bid by Granite Construction for the 2939 Richardson Road parking lot improvement project, \$178,415 and \$193,937.11 with WSST.

F. INFORMATION REPORTS:

1. Welcome and Update from Mayor Vegar, City of Prosser

Executive Director Diahann Howard introduced and welcomed Mayor Gary Vegar from the City of Prosser.

Mayor Vegar provided an update on recent projects taking place at the City of Prosser, including information on a connectivity grant the city is looking into and an update on the city hall and police station project.

2. Welcome and Update from Neal Ripplinger, Prosser Economic Development Association

Neal Ripplinger, executive director of Prosser Economic Development Association (PEDA) provided an update on recent projects and events taking place at PEDA, including updates on the following:

- Prosser Leadership – Class of 2024, 10 participants
- Prosser School District partnership
- Tree Top tour with Port of Benton
- American Cruise Lines 202 Prosser itinerary
- Welcome to Prosser monument sign
- Prosser Businesses Recruitment, Retention and Expansion
- Prosser Creative District
- Prosser Annual Meeting – April 24, 2024, doors open at 5 p.m. at Prosser PUD building

3. Welcome and Update from Lindsee Curfman, Prosser Chamber of Commerce

Lindsee Curfman, Prosser Chamber of Commerce was unable to attend the meeting and sent her regards.

4. Welcome and Update from Melinda De Santo, Historic Downtown Prosser Association

Melinda De Santo, Historic Downtown Prosser Association was unable to attend the meeting and sent her regards.

5. Airports Update

Director of Finance Jeff Lubeck provided an update on the 2024 airport budget, inside and outside the fence.

Lubeck explained that the new software provides great visibility to each individual property separately and the finance team is doing a great job capturing revenues and expenses related to each of those properties. It is estimated at this time that airports are \$500 to \$1M off set by the port general fund budget.

Lubeck overviewed the airport budget with the Commission, adding that there will be much better granularity as the team enters the 2025 budgeting and planning season, particularly the inside/outside the fence bottom line.

Airports Manager Quentin Wright reviewed upcoming projects for Prosser and Richland airports.

Wright acknowledged the issues at Prosser Airport, noting that the planned project has been identified with the FAA and is a planned project. Wright explained that the FAA had originally set aside funding for this Prosser project, but because the funds are discretionary funding, it is appearing that the funds are going to dry up this year before the Prosser Airport is granted.

Wright provided an overview on the plan now that funding is not guaranteed, which includes splitting up the project into two separate projects – pavement and electrical. Wright noted that many airports are leveraging money for their own reconstruction projects and often all funds are not utilized, which may be put back into the bucket for airports such as Prosser.

Wright added that the port will continue forward as though the project is happening so the team is ready should funding come available later in the year. Wright stressed the importance of being ready and organized for this possibility.

Wright provided more detail on the pavement issues along with specifics of FAA project funding and upcoming guaranteed airport projects.

Executive Director Diahann Howard complimented the entire team on the planning and communication for all airport projects and encouraged all that were able to attend the public meeting scheduled for 5 p.m. at Richland Public Library, noting that the PowerPoint presentation would be added to the webpage after the event for those who were unable to attend.

6. Grants Update

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

Item 5 – DOE EV –Provide a level one electric vehicle charger to the Prosser community. Due 4/1 and approval will not be known until 2025. The port has agreed to provide land for this project.

Item 9 – State Capital Request – Phase 1 intermodal rail yard. \$240k awarded.

Items 6 & 7 – CRISI and RAISE – Two separate requests related to rail.

Howard provided additional remarks on funding requests for White Bluffs Center Phase II, noting that this request will be submitted jointly with TRIDEC and the Manhattan Project National Historical Park.

Howard complimented the 8th, 9th and 16th districts for their rail support and community initiatives throughout the recent legislative session.

G. COMMISSIONER REPORTS/COMMENTS

Commissioner Roy Keck reported that he attended the Atlas Agro open house at Richland Public Library and the big takeaway he noted from that event was the need for more power.

Commissioner Keck added that he participated in the Tri-Cities Day at the Capitol event in Olympia and also attend the Pacific Northwest Waterways Association Mission to Washington event, where it rail was a primary focus, as well as the support for new nuclear.

Commissioner Lori Stevens provided an update on Prosser Chamber of Commerce events, including an upcoming Easter egg hunt and a recent strategic planning session.

Commissioner Stevens added that she appreciates attending meetings at the Walter Clore facility, complimenting the condition of the facility and adding that she hopes to see it utilized to its full potential.

Commissioner Scott Keller announced that he attended the Port of Kennewick's Smart Communities event, which he felt was very interesting, adding that the Umatilla tribe was there and it was interesting hearing some of the history.

Commissioner Keller added that he made a connection related to aggregate at the event that he will pass along to the executive director and director of real estate.

Commissioner Keller added that he will miss port attorney, David Billetdeaux and looks forward to take over the Regional Chamber board meetings.

I. DIRECTOR REPORTS/COMMENTS:

1. FINANCE DIRECTOR:

Director of Finance Jeff Lubeck provided financial status report, highlighting the department's current focus points as:

- 2023 year end financials
- Reviewing, reassigning and training for internal tasking, particularly the reassignment of port attorney non-legal tasks
- \$20k records room organization grant submitted
- Reserve study completed and policy created
- Released RFQ for insurance
- SAO Lean follow-up

Lubeck provided an overview of the financial status on cash, accounts payable and accounts receivable.

Lubeck informed the Commission that Senior Accountant Veronica Serna has accepted a

position at Energy Northwest. Lubeck provided a brief review on outside support and contracts.

2. PORT ATTORNEY:

Port Attorney David Billetdeaux recommended bringing in an outside consultant that specializes in workplace optimization.

Billetdeaux added that the consultant worked as a city manager for close to 40 years and has experience with special, fire and school districts with a rate of \$175/hour at approximately 80-90 hours.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving a contract with Kenbrio, Inc. at a rate of \$175/hr. for workplace optimization.

3. EXECUTIVE DIRECTOR:

Executive Director Diahann Howard provided an update on recent projects, including the State of the Ports event, SAO lean project, reserve study and rail car charge study.

Howard added that she also attended the recent Pacific Northwest Waterways Association Mission to Washington event and had the rare honor and opportunity to attend the State of the Union address with Congressman Newhouse.

Howard added that the port is welcoming a group of international visitors from Japan to the port later this afternoon, who will be learning more about Washington VERTICAL and advanced nuclear reactors.

Howard provided an update on the 3110 Port of Benton Boulevard facility inspections, including water and HVAC upcoming.

Howard added that the exterior painting of 2345 Stevens Drive is about to start, along with interior carpet replacement in the former Atkins area.

Howard added that work and progress continues at the Clore pavilion and there should hopefully be a lease brought forward at the next Commission meeting for this property.

Howard stated that sewer repair just took place in the Richland Innovation Center.

Howard provided an update on the Walter Clore Center, stating that the team has prepared a Request for Proposals (RFP) and also worked with the Prosser Record Bulletin and an announcement will go out next week announcing the Port's request for proposals.

Howard provided overview on the RFP, including the EDA requirements in place until 2033, which the RFP will detail and will be required for a future operator. Howard added that a press release is scheduled to go out next week announcing the RFP and the full intention is to find an operator that is able to continue with ongoing industry education and highlighting tourism.

Howard provided updates on Vintners Village, including the sale of the Willow Crest building to new Vintners Village owners, Enodav Winery.

Howard gave an update on pending lease activity, which includes 2019 Butler Loop, 2345 & 2445 Stevens Drive, 3100 George Washington Way and the Clore pavilion. Howard's update included information on renewals and inquiries.

Howard provided additional information and details on the Clore RFP and EDA requirements.

J. EXECUTIVE SESSION: The regular Commission meeting was recessed at 10:16 and it was announced that an Executive Session would reconvene at 10:20 a.m. for 30 minutes to discuss real estate, Richland Airport, Clore Center and personnel.

At 10:50 a.m., it was announced that an additional 10 minutes would be needed.

The regular Commission meeting was reconvened at 11:00 a.m.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving a contract with Gravis Law.

M. ADJOURNMENT: The meeting was adjourned at 11:00 a.m.

Roy Keck
Commission Secretary

**Port of Benton, Benton County, Washington
Voucher Certification and Approval
for the Month of March 2024**

General Expenses

Accounts Payable Warrants #:	82739	-	82918		\$ 807,706.77
Electronic Payments:					\$ 19,906.20
Total General Expenses					\$ 827,612.97

Payroll

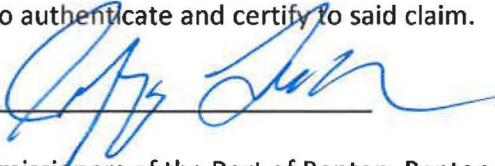
Direct Deposit:					
ACH					\$ 202,670.44
Electronic Payments:					
IRS Payroll Tax Deposit					\$ 79,357.95
Other Payroll Related Payments					\$ 42,364.82
Total Payroll					\$ 324,393.21

Total General Expenses and Payroll

\$ 1,152,006.18

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 _____, 2024.

President

Vice President

Secretary

**Port of Benton, Benton County, Washington
Voucher Certification and Approval
for the Month of March 2024**

General Expenses

Accounts Payable Warrants #:	82739	-	82918	\$	807,706.77
Electronic Payments:				\$	19,906.20
Total General Expenses				\$	<u>827,612.97</u>

Payroll

Direct Deposit:					
ACH				\$	202,670.44
Electronic Payments:					
IRS Payroll Tax Deposit				\$	79,357.95
Other Payroll Related Payments				\$	42,364.82
Total Payroll				\$	<u>324,393.21</u>

Total General Expenses and Payroll

\$ 1,152,006.18

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 _____, 2024.

President

Vice President

Secretary

**Mar-24
Cash Disbursements
Batch Totals**

\$ 807,706.77 Mar-24
\$ 807,706.77

Electronic Payments - Other Payment

\$	4,957.39	03/27/24	WASHINGTON STATE EMPLOYMENT SEC
\$	2,460.85	03/28/24	WASHINGTON STATE DEPT OF REVENUE
\$	12,487.96	03/28/24	WASHINGTON STATE DEPT OF LABOR
\$	<u>19,906.20</u>		

IRS Payroll Tax Deposit

\$	25,323.72	03/01/24	INTERNAL REVENUE SERVICE
\$	32,982.43	03/15/24	INTERNAL REVENUE SERVICE
\$	21,051.80	03/29/24	INTERNAL REVENUE SERVICE
\$	<u>79,357.95</u>		

949,335.74 Warrants, ACH, FedTax

Payroll Direct Deposit Net Pay

\$	68,671.92	03/01/24	INTERNAL REVENUE SERVICE
\$	74,635.90	03/15/24	INTERNAL REVENUE SERVICE
\$	59,362.62	03/29/24	INTERNAL REVENUE SERVICE
\$	-		
\$	<u>202,670.44</u>		

Other Payroll Related Payments

\$	100.00	03/18/24	WASHINGTON STATE SUPPORT REGISTRY
\$	2,372.14	03/11/24	NATIONWIDE RETIREMENT SOLUTION
\$	2,375.22	03/21/24	NATIONWIDE RETIREMENT SOLUTION
\$	2,372.14	03/28/24	NATIONWIDE RETIREMENT SOLUTION
\$	30,925.49	03/13/24	DEPT OF RETIREMENT SYSTEMS
\$	4,219.83	03/26/24	DEPT OF RETIREMENT SYSTEMS
\$	-		
\$	-		
\$	-		
\$	<u>42,364.82</u>		

Company name: Port of Benton
Report name: Check register
Created on: 4/2/2024

Bank	Date	Payee	Document no.	Amount
BCT MAIN - KeyBank National Association				
				Account no: 6631-6601101
	3/18/2024	VEN00425--WASHINGTON STATE SUPPORT REC	Feb-24	100.00
	3/6/2024	VEN00637--360 AUTOMOTIVE & REPAIR	82739	1,378.62
	3/6/2024	VEN00674--509 CONSTRUCTION	82740	2,664.67
	3/6/2024	VEN00006--ABADAN, INC	82741	269.73
	3/6/2024	VEN00012--AFLAC	82742	603.11
	3/6/2024	VEN00024--AMERIGAS PROPANE LP	82743	731.74
	3/6/2024	VEN00518--BAKER TILLY US, LLP	82744	65.00
	3/6/2024	VEN00044--BENTON PUD	82745	126.60
	3/6/2024	VEN00075--CASCADE NATURAL GAS CORP	82746	25,856.15
	3/6/2024	VEN00083--CENTURYLINK	82747	138.70
	3/6/2024	VEN00290--CI-PW, LLC (Paradise Bottled Water	82748	173.75
	3/6/2024	VEN00077--COLUMBIA BASIN IT	82749	280.00
	3/6/2024	VEN00105--CONNELL OIL, INC	82750	1,269.28
	3/6/2024	VEN00107--COOK'S ACE HARDWARE	82751	172.35
	3/6/2024	VEN00639--CWW LLC (COLUMBIA RAIL)	82752	22,547.39
	3/6/2024	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	82753	285.35
	3/6/2024	VEN00143--DSD BUSINESS SYSTEMS	82754	122.29
	3/6/2024	VEN00157--ENDURIS WASHINGTON	82755	7,379.00
	3/6/2024	VEN00161--EXPRESS SERVICES, INC.	82756	1,773.20
	3/6/2024	VEN00172--FOSTER GARVEY PC	82757	2,900.40
	3/6/2024	VEN00009--GEO WAY ACE HARDWARE	82758	114.32
	3/6/2024	VEN00540--GLACIER SUPPLY GROUP, LLC	82759	823.07
	3/6/2024	VEN00200--HDR ENGINEERING, INC	82760	82,729.64
	3/6/2024	VEN00201--HEALTH CARE AUTHORITY	82761	36,435.43
	3/6/2024	VEN00644--LEAF	82762	205.08
	3/6/2024	VEN00510--LIFESECURE INSURANCE COMPANY	82763	1,525.94
	3/6/2024	VEN00299--PHASE 2 ELECTRIC, INC.	82764	528.28
	3/6/2024	VEN00305--POCKETINET COMMUNICATIONS, IN	82765	240.00
	3/6/2024	VEN00312--PROSSER NAPA	82766	36.39
	3/6/2024	VEN00315--PURCHASE POWER	82767	4.37
	3/6/2024	VEN00317--RAILWORKS TRACK SYSTEMS	82768	20,093.38
	3/6/2024	VEN00576--RDO EQUIPMENT CO	82769	477.87
	3/6/2024	VEN00685--ROLL AND CAP PRODUCTIONS	82770	262.50
	3/6/2024	VEN00636--SENSKE LAWN & TREE CARE LLC	82771	17,487.34
	3/6/2024	VEN00680--TED BROWN MUSIC CO INC	82772	19,932.53
	3/6/2024	VEN00376--TRI-CITY REGIONAL CHAMBER	82773	102.00
	3/6/2024	VEN00405--UPS	82774	29.31
	3/6/2024	VEN00532--VIC'S AUTO PARTS & SUPPLY	82775	70.63
	3/6/2024	VEN00424--WASHINGTON AIRPORT MGMT. ASS	82776	450.00
	3/6/2024	VEN00449--ZIPLY FIBER	82777	374.91
	3/6/2024	10032--Bell, Bryan	82778	1,060.00
	3/6/2024	10033--Mora, Julia	82779	200.00
	3/6/2024	10029--Wright, Quentin	82780	94.57
	3/6/2024	10007--Keck, Roy	82781	513.91
	3/6/2024	10037--Keller, Scott	82782	149.87
	3/14/2024	VEN00637--360 AUTOMOTIVE & REPAIR	82783	2,921.46
	3/14/2024	VEN00674--509 CONSTRUCTION	82784	3,421.37
	3/14/2024	VEN00044--BENTON PUD	82785	3,692.44
	3/14/2024	VEN00075--CASCADE NATURAL GAS CORP	82786	1,301.92
	3/14/2024	VEN00071--CITY OF PROSSER	82787	6,385.84
	3/14/2024	VEN00105--CONNELL OIL, INC	82788	2,621.69
	3/14/2024	VEN00107--COOK'S ACE HARDWARE	82789	83.22
	3/14/2024	VEN00664--ELIZABETH RENZ	82790	2,205.00
	3/14/2024	VEN00161--EXPRESS SERVICES, INC.	82791	3,546.40
	3/14/2024	VEN00166--FERGUSON ENTERPRISES, INC.	82792	42.12
	3/14/2024	VEN00009--GEO WAY ACE HARDWARE	82793	247.75
	3/14/2024	VEN00540--GLACIER SUPPLY GROUP, LLC	82794	18.48
	3/14/2024	VEN00419--GRAINGER	82795	1,518.07
	3/14/2024	VEN00609--IRON HORSE VAC, LLC	82796	2,264.87
	3/14/2024	VEN00231--KENNEWICK INDUSTRIAL & ELECTR	82797	165.94
	3/14/2024	VEN00291--KENNEWICK RANCH AND HOME	82798	140.19
	3/14/2024	VEN00237--LES SCHWAB TIRE CENTER QUEENS	82799	2,566.60
	3/14/2024	VEN00491--LOWE'S CREDIT/SYNCHRONY FINAN	82800	168.23

3/14/2024	VEN00258--MOON SECURITY SERVICES, INC	82801	1,105.02
3/14/2024	VEN00673--MOSS ADAMS LLP	82802	16,084.70
3/14/2024	VEN00594--NORTH WEST RESTORATION	82803	130.00
3/14/2024	VEN00303--PACIFIC NW WATERWAYS ASSOC.	82804	3,270.00
3/14/2024	VEN00296--PERMIT SURVEYING, INC	82805	923.50
3/14/2024	VEN00326--RGW ENTERPRISES P.C. INC	82806	23,100.00
3/14/2024	VEN00685--ROLL AND CAP PRODUCTIONS	82807	4,350.00
3/14/2024	VEN00359--STEEBER'S LOCK SERVICE, LLC	82808	21.74
3/14/2024	VEN00346--THE SHERWIN-WILLIAMS CO.	82809	66.43
3/14/2024	VEN00622--TOTAL ENERGY MANAGEMENT & HV	82810	315.23
3/14/2024	VEN00402--UNDERGROUND CREATIVE, LLC	82811	1,750.00
3/14/2024	VEN00414--VERIZON	82812	1,682.18
3/14/2024	VEN00449--ZIPLY FIBER	82813	516.74
3/14/2024	VEN00449--ZIPLY FIBER	82814	87.81
3/14/2024	10026--Stevens, Lori	82815	104.52
3/22/2024	VEN00209--4IMPRINT, INC	82816	1,520.14
3/22/2024	VEN00006--ABADAN, INC	82817	205.67
3/22/2024	VEN00024--AMERIGAS PROPANE LP	82818	772.18
3/22/2024	VEN00030--ASBESTOS AND MOLD SOLUTIONS,	82819	3,225.00
3/22/2024	VEN00038--BANNER BANK - Credit Card	82820	19,482.76
3/22/2024	VEN00544--BENTON CITY CHAMBER OF COMME	82821	350.00
3/22/2024	VEN00044--BENTON PUD	82822	302.35
3/22/2024	VEN00053--BENTON RURAL ELEC ASSOCIATION	82823	890.98
3/22/2024	VEN00059--BENTON-FRANKLIN HEALTH DEPT	82824	26.00
3/22/2024	VEN00469--CENTURY WEST ENGINEERING COR	82825	50,711.28
3/22/2024	VEN00083--CENTURYLINK	82826	122.57
3/22/2024	VEN00087--CHUKAR CHERRY CO.	82827	1,314.60
3/22/2024	VEN00321--CI INFORMATION MANAGEMENT	82828	47.82
3/22/2024	VEN00290--CI-PW, LLC (Paradise Bottled Water	82829	69.50
3/22/2024	VEN00052--CITY OF BENTON CITY	82830	105.27
3/22/2024	VEN00089--CITY OF RICHLAND	82831	2,535.48
3/22/2024	VEN00234--CITY OF RICHLAND LANDFILL	82832	30.00
3/22/2024	VEN00077--COLUMBIA BASIN IT	82833	3,385.10
3/22/2024	VEN00107--COOK'S ACE HARDWARE	82834	42.43
3/22/2024	VEN00639--CWW LLC (COLUMBIA RAIL)	82835	29,150.00
3/22/2024	VEN00120--DBT TRANSPORTATION SERVICES L	82836	120.65
3/22/2024	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	82837	26.09
3/22/2024	VEN00591--ENERGY COMMUNITES ALLIANCE, II	82838	6,150.00
3/22/2024	VEN00161--EXPRESS SERVICES, INC.	82839	1,374.23
3/22/2024	VEN00166--FERGUSON ENTERPRISES, INC.	82840	123.55
3/22/2024	VEN00009--GEO WAY ACE HARDWARE	82841	386.25
3/22/2024	VEN00419--GRAINGER	82842	363.38
3/22/2024	VEN00588--IC CONSULTING CORPORATION	82843	10,620.00
3/22/2024	VEN00211--INTERMOUNTAIN MATERIALS TESTI	82844	463.75
3/22/2024	VEN00686--JCG CONSULTING	82845	24,464.49
3/22/2024	VEN00687--JEFF MOORE	82846	92.29
3/22/2024	VEN00223--JOHNSTONE SUPPLY	82847	37.22
3/22/2024	VEN00229--KELLEY'S TELE-COMMUNICATION, I	82848	130.08
3/22/2024	VEN00291--KENNEWICK RANCH AND HOME	82849	287.97
3/22/2024	VEN00240--LIFE FLIGHT NETWORK FOUNDATIO	82850	1,725.00
3/22/2024	VEN00380--MCCLATCHY COMPANY	82851	1,248.52
3/22/2024	VEN00645--MIDVALE SIGNAL, INC	82852	16,379.36
3/22/2024	VEN00253--MINUTEMAN PRESS OF KENNEWICK	82853	65.18
3/22/2024	VEN00258--MOON SECURITY SERVICES, INC	82854	1,927.42
3/22/2024	VEN00262--MR. ROOTER PLUMBING	82855	24,055.08
3/22/2024	VEN00471--OSBORN CONSTRUCTION & DESIGN	82856	309.80
3/22/2024	VEN00288--PALMER ROOFING COMPANY	82857	967.43
3/22/2024	VEN00297--PERSONAL TOUCH CLEANING, INC.	82858	20,899.44
3/22/2024	VEN00301--PITNEY BOWES, INC	82859	195.66
3/22/2024	VEN00592--PRO FIRE LLC	82860	288.00
3/22/2024	VEN00315--PURCHASE POWER	82861	500.00
3/22/2024	VEN00334--SANITARY DISPOSAL, INC.	82862	266.69
3/22/2024	VEN00352--SMARSH, INC.	82863	12.75
3/22/2024	VEN00359--STEEBER'S LOCK SERVICE, LLC	82864	566.44
3/22/2024	VEN00385--THE HOME DEPOT CRC/GEFC	82865	1,204.01
3/22/2024	VEN00298--TRI-CITY COMPUTER CONSULTING	82866	1,902.25
3/22/2024	VEN00402--UNDERGROUND CREATIVE, LLC	82867	1,750.00
3/22/2024	VEN00404--UNITED WAY OF BENTON/FRANKLIN	82868	50.00

3/22/2024	VEN00405--UPS	82869	31.84
3/22/2024	VEN00449--ZIPLY FIBER	82870	394.02
3/22/2024	VEN00449--ZIPLY FIBER	82871	114.19
3/22/2024	VEN00449--ZIPLY FIBER	82872	251.85
3/22/2024	VEN00449--ZIPLY FIBER	82873	652.78
3/22/2024	10015--Billetdeaux, David	82874	242.86
3/22/2024	10031--Lubeck, Jeffrey	82875	194.97
3/22/2024	10012--Hancock, Teresa	82876	228.47
3/29/2024	VEN00209--4IMPRINT, INC	82877	232.76
3/29/2024	VEN00012--AFLAC	82878	603.11
3/29/2024	VEN00034--AMERICAN TREE TRIMMERS, LLC	82879	10,755.86
3/29/2024	VEN00029--ARCHIBALD & COMPANY ARCHITECT	82880	390.00
3/29/2024	VEN00044--BENTON PUD	82881	57.49
3/29/2024	VEN00075--CASCADE NATURAL GAS CORP	82882	23,051.14
3/29/2024	VEN00083--CENTURYLINK	82883	138.70
3/29/2024	VEN00087--CHUKAR CHERRY CO.	82884	296.92
3/29/2024	VEN00290--CI-PW, LLC (Paradise Bottled Water	82885	59.73
3/29/2024	VEN00096--CNA SURETY DIRECT BILL	82886	1,750.00
3/29/2024	VEN00105--CONNELL OIL, INC	82887	1,537.62
3/29/2024	VEN00107--COOK'S ACE HARDWARE	82888	49.30
3/29/2024	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	82889	81.53
3/29/2024	VEN00149--EFC EQUIPMENT FEED PET SUPPLY	82890	19.50
3/29/2024	VEN00156--ENVIROCOM	82891	400.00
3/29/2024	VEN00161--EXPRESS SERVICES, INC.	82892	1,773.20
3/29/2024	VEN00162--FARMERS EXCHANGE	82893	927.52
3/29/2024	VEN00616--FIBER MARKETING INTERNATIONAL	82894	233.38
3/29/2024	VEN00009--GEO WAY ACE HARDWARE	82895	82.11
3/29/2024	VEN00540--GLACIER SUPPLY GROUP, LLC	82896	390.03
3/29/2024	VEN00200--HDR ENGINEERING, INC	82897	28,000.92
3/29/2024	VEN00686--JCG CONSULTING	82898	7,720.00
3/29/2024	VEN00231--KENNEWICK INDUSTRIAL & ELECTR	82899	497.70
3/29/2024	VEN00672--KPPF, INC.	82900	22,121.00
3/29/2024	VEN00644--LEAF	82901	205.08
3/29/2024	VEN00237--LES SCHWAB TIRE CENTER QUEENS	82902	86.92
3/29/2024	VEN00673--MOSS ADAMS LLP	82903	2,055.38
3/29/2024	VEN00261--MP CONSTRUCTION, INC.	82904	434.80
3/29/2024	VEN00296--PERMIT SURVEYING, INC	82905	833.50
3/29/2024	VEN00305--POCKETINET COMMUNICATIONS, IN	82906	240.00
3/29/2024	VEN00295--PROSSER ECON DEV ASSOCIATION	82907	12,500.00
3/29/2024	VEN00326--RGW ENTERPRISES P.C. INC	82908	7,300.00
3/29/2024	VEN00464--ROCKABILLY ROASTING CO.	82909	142.50
3/29/2024	VEN00636--SENSKE LAWN & TREE CARE LLC	82910	49,178.63
3/29/2024	VEN00359--STEEBER'S LOCK SERVICE, LLC	82911	21.74
3/29/2024	VEN00365--STRATTON SURVEYING & MAPPING	82912	4,342.50
3/29/2024	VEN00346--THE SHERWIN-WILLIAMS CO.	82913	72.29
3/29/2024	VEN00622--TOTAL ENERGY MANAGEMENT & HV	82914	52,316.65
3/29/2024	VEN00376--TRI-CITY REGIONAL CHAMBER	82915	264.00
3/29/2024	VEN00532--VIC'S AUTO PARTS & SUPPLY	82916	508.40
3/29/2024	10038--Hammond, Cassandra	82917	944.50
3/29/2024	10004--Moore, Jeffrey	82918	239.14
3/1/2024	VEN00215--INTERNAL REVENUE SERVICE	3012024	25,323.72
3/15/2024	VEN00215--INTERNAL REVENUE SERVICE	3152024	32,982.43
3/29/2024	VEN00215--INTERNAL REVENUE SERVICE	3292024	21,051.80
3/11/2024	VEN00268--NATIONWIDE RETIREMENT SOLUTIONS	NW03012024	2,372.14
3/21/2024	VEN00268--NATIONWIDE RETIREMENT SOLUTIONS	NW03152024	2,375.22
3/28/2024	VEN00268--NATIONWIDE RETIREMENT SOLUTIONS	NW03282024	2,372.14

Total for BCT MAIN

894,284.22

RESOLUTION 24-13
A RESOLUTION OF THE PORT OF BENTON,
AUTHORIZING A COMMERCIAL LEASE (3+ YEARS)
WALTER CLORE PAVILION

WHEREAS, the Port of Benton (POB) is authorized to enter into certain leases upon such terms as the Port Commission deems proper; and

WHEREAS, a three-year lease, plus a three-year option renewal term for 2,432 square feet of commercial space (4,989sf+ including outdoor patio), for tasting room and related events, has been negotiated by Port staff with Tirridis LLC at 2140-B Wine Country Road., within the Walter Clore Pavilion; and

WHEREAS, the Port Commission has called a regularly scheduled public meeting with notice of such meeting given as provided by law and such public meeting was held at such time and on said date; and

WHEREAS, Port staff and Port legal counsel have reviewed the proposed Lease Agreement and find it is in proper form and it is in the Port's best interest; and

WHEREAS, after consideration of the attached Lease Agreement, the Port Commission has determined that the lease is proper.

WHEREAS, the base rent negotiated for initial term **(5/1/24 – 4/30/27)**, includes annual adjustment, between \$12.00 - \$15.00psf/yr **(Y1 \$2432.00mo, Y2 \$2634.67mo, & Y3 \$3040.00 mo)**. Additional rent (flat utility fee) **\$500 per month**, + annual adjustment. Security deposit equivalent to 3 months rent **(\$9,732.81)**.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Benton approve a three-year lease, with a three-year option renewal term, with Tirridis LLC as presented and authorize the Port's Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction as specified above and hereby approve the broker commission of 4% of net revenue for the initial term only.

BE IT FURTHER RESOLVED, that all action by port officers and employees in furtherance hereof is ratified and approved; and further that the Port Executive Director is authorized to take all action necessary in furtherance hereof.

ADOPTED BY THE PORT OF BENTON COMMISSION this 10th day of April, 2024.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

**EXHIBIT 1
TO RESOLUTION 24-13**

Lease Agreement
Port of Benton – Tirridis LLC
Walter Clore Pavilion

RESOLUTION 24-14

**A RESOLUTION OF THE PORT OF BENTON CONSENTING TO
ASSIGNMENT OF GROUND LEASE AT RICHLAND AIRPORT
J & D TREVINO FAMILY INVESTMENTS – GLENN WHITCOMB**

WHEREAS, the Port was contacted by John Trevino, J & D Trevino Family Investments, LLC (“Lessee”) seeking the Port’s approval to consent of assignment of lessee’s leasehold interest in the Port’s aeronautical ground lease dated September 18, 2013 (hereinafter “Lease”); and

WHEREAS, AIRCOOLED ADVENTURES LLC (“GLENN WHITCOMB”) is the individual and entity seeking to purchase lessee’s improvements located at 2108 Butler Loop, Richland WA 99354, and will assume all title, rights and obligations currently held by Lessee under the Lease and any of its amendments; and

WHEREAS, the Lease, as supplemented and amended, expressly provides for assignment of the Lessee’s interest in the leasehold property upon written approval of the Port, which written approval shall not be unreasonably withheld.

WHEREAS, the initial ground lease term expires September 30, 2043 and includes two, 10-year renewal option terms following the initial and first option term period.

WHEREAS, the annual ground rent is \$1,482.59 plus applicable leasehold excise tax. A security deposit equal to same one year’s ground rent including leasehold excise tax, will also be required at commencement of the assignment, May 1, 2024.

NOW THEREFORE BE IT RESOLVED that the Port of Benton Commission does hereby approve the Consent to Assignment and Assumption of the 2108 Butler Loop Lease from John Trevino, J & D Trevino Family Investments LLC to Glenn Whitcomb, Aircooled Adventures LLC; and

BE IT HEREBY FURTHER RESOLVED that upon formal commission approval and further agreed Modification to the 2108 Butler Loop Lease between the Port of Benton and Glenn Whitcomb, Aircooled Adventures LLC, 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 10th day of April, 2024.

Scott Keller, President

Lori Stevens, Vice President

Roy Keck, Secretary

CONSENT TO ASSIGNMENT OF GROUND LEASE

WHEREAS, the PORT OF BENTON (“Lessor”), entered into a written Ground Lease Agreement dated September 18, 2013, for an initial term of thirty (30) years, effective October 1, 2013 with JOHN TREVINO, J & D TREVINO FAMILY INVESTMENTS LLC (“Lessee”), for the real property described in Exhibit A & B hereto; and

WHEREAS, JOHN TREVINO, J & D TREVINO FAMILY INVESTMENTS LLC now wishes to assign his interest in the Ground Lease to GLENN WHITCOMB, AIRCOOLED ADVENTURES, LLC, a Washington Limited Liability Company (“Purchaser”), in conjunction to a sale of the severed improvements (“aircraft hangar”) located within the Richland Airport Park, 2108 Butler Loop, Richland WA 99352.

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

Lessee: JOHN TREVINO – J&D TREVINO FAMILY INVESTMENTS, INC
Address: 1857 ALDER AVENUE
RICHLAND, WA 99352

To:
Assignee: GLENN WHITCOMB – AIRCOOLED ADVENTURES, LLC
Address: PO BOX 3045
PASCO, WA 99302

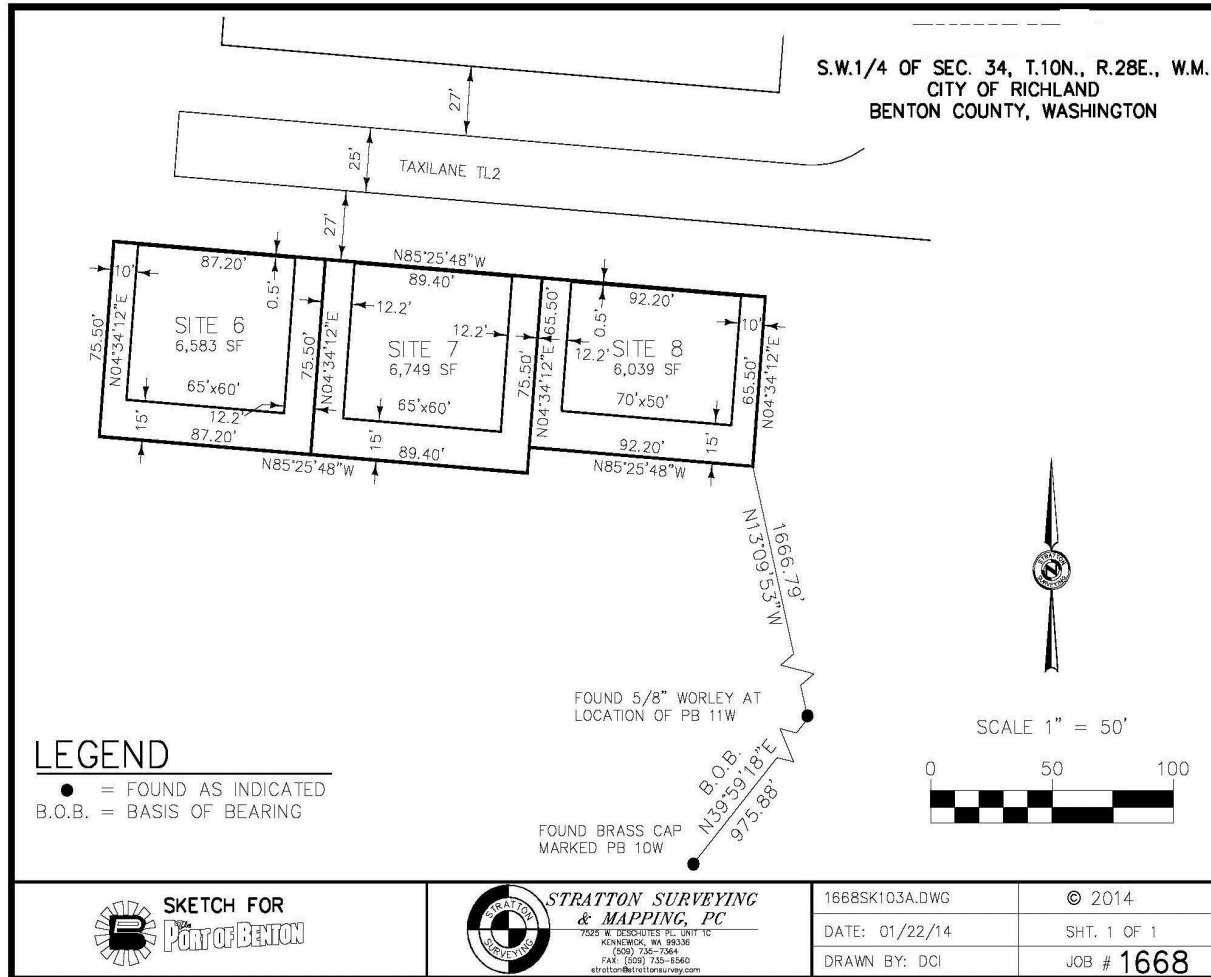
This consent to assignment shall not release the Lessee from any of its obligations under the Lease Agreement effective April 10, 2024.

DATED this 10th day of April, 2024.

PORT OF BENTON

By: _____
DIAHANN HOWARD PPM ® PPX ®
Executive Director

**Exhibit A to
Resolution 24-14
Site Plan / Legal Description
Site 7**



**Exhibit B to
Resolution 24-14
Site Plan / Legal Description
(Continued)**

LEGAL DESCRIPTION (Site 7):

Leasehold Only PTN 1-3408-300-0001-006
Severed Hangar Improvements: 8-3408-300-0001-033 / 2108 Butler Loop

LEASE SITE 7:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT MONUMENT PB 11W AS SHOWN ON THE PLAT OF RICHLAND AND MONUMENTED WITH A 5/8" WORLEY REBAR SAID POINT BEARS NORTH 39°59'51" EAST 975.88 FEET FROM MONUMENT PB 10W AS SHOWN ON SAID PLAT; THENCE NORTH 13°09'53" WEST ALONG A RANDOM LINE 1666.79 FEET; THENCE NORTH 04°34'12" EAST 65.50 FEET; THENCE NORTH 85°25'48" WEST 92.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 85°25'48" WEST 89.40 FEET;
THENCE SOUTH 04°34'12" WEST 75.50 FEET;
THENCE SOUTH 85°25'48" EAST 89.40 FEET;
THENCE NORTH 04°34'12" EAST 75.50 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 6749 SF

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

	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 \$1,500,000	Project for streetlights awarded; next phase for fencing and sidewalk to follow.
2	Innovation Cluster Accelerator Program Application, Phase 2	Washington Dept of Commerce, next evolution of POB, IPZ. Goal to support creation of clean energy industry lead alliance.	State - \$300,000	RFP and contracting in progress.
3	National Highway Freight Program (WSDOT portion)	SR 240 rail signal and crossing reconstruction. WSDOT is planning on widening SR 240 from bypass highway to Hagen.	WSDOT \$865,000 POB \$135,000	KPFF working on design plans for a bid advertisement by June 2024. Project has been delayed slightly due to new cultural and environmental requirements by the grant agency.
4	Railroad Improvements - FRAP grant	Provide grant funding of railroad crossings - Airport Way, Saint St, and Kingsgate Way signal cabinet.	FRAP - \$1,030,000 POB \$250,000	HDR is currently in design of this project. Project is planned for bidding in April 2024.
5	Clean Energy Fund-state	Provide grant funding for EV charging stations north Richland, Prosser	POB land site in kind	Project meeting being held prior to application submission for Prosser unit, letters of support gathered. Submittal due April 8
6	2023-2025 State Capital Appropriation	"White Bluffs Rail" remaining crossings, ties, panels and rail to support CRISI	\$1,212,500 State Grant	Working on pre contract approvals required by grant including ownership maps of rail and coordination with tribes.
7	RAISE	White Bluffs Southern Connection Rail	Federal \$8M POB \$2M	RAISE application submitted, multiple programs this project will be applied for; Congressional Directed Spending (see below) and CRISI (app due May 28).

	Project	Description	Grants Pursued/Received	Comments
8	Benton County .09	TBC real property currently in negotiations	Benton County RCCF \$1.5M	Approved February County Commission meeting; due diligence further inspection of property underway.
9	State Capital Request	Phase 1 intermodal rail yard	\$6-\$10M	Request to support federal grant applications and initial phase 1 of intermodal rail yard; \$240,000 awarded.
10	Records Room Organization	Temp help to organize records room and identify records to destroy or retain.	\$20,000	This grant is for records room organization with the goal of eliminating as many records as possible. The next grant application (2025) would be to digitize and scan items to further reduce records on hand and to make them easier to search. Final grant application (2026) would be for technology implementation.
11	Congressional Directed Spending Requests	Port of Benton White Bluffs Rail Project Modernization and Intermodal Facility.	\$5M	To be submitted to all three congressional offices connected to RAISE and CRISI request.
12	Congressional Directed Spending Requests	White Bluffs Center Phase II	\$5M	Ad Hoc Subcommittee of Manhattan National Park was created to support this project. CDS submitted jointly with TRIDEC as the lead.
13	State DOC Industrial Site Readiness		\$500,000	Being reviewed as option for intermodal yard (app due May 15)
	Airports			
14	Richland Airport - Airfield Signage and Lights (PH1)	Replace Airfield Signs, Replace runway lights on RW 8/26 & 1/19 MIRL	FAA - \$3,200,000 No Match Required	Grant closeout started
15	FAA and State Airport discretionary funds - Richland Airport	Runway and Apron Crack and Fog Seal	FAA NPE \$290,000 State \$800,000 Awarded FAA Grant amount 2023 = \$178,000 (Design Work)	Approved - Grant Agreement Signed by Port and FAA. 100% Design submitted to FAA. Bids came in, low bid \$1.35M Maxwell Asphalt

	Project	Description	Grants Pursued/Received	Comments
16	FAA Airport Funds - Prosser Airport	Runway and Apron Crack and Fog Seal and Airport Lighting	FAA NPE \$200,000 FAA DI \$1,300,000 Awarded FAA Grant amount 2023 = \$245,000 (Design Work)	Approved - Grant Agreement Signed by Port and FAA. 90% Design submitted to FAA. New construction estimate \$1.98M.
17	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 construction	Richland Airport \$1,200,000	Grant offer signed and returned; Design work has begun. Initial Geotech completed
18	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
19	FAA Airport Funds – Richland Airport	Wildlife fencing around airport. Complete fencing around entire airport	FAA NPE \$205,000	Approved
20	FAA Airport Funds – Prosser Airport	Construct Heliport/Helipad with service road – design	FAA NPE \$155,000	Approved