

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

The special 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](http://www.portofbenton.com/commission)

For those unable to access the internet, please call 509-375-3060 by 7:30 a.m. on June 3, 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**  
**SPECIAL COMMISSION MEETING & PUBLIC HEARING**  
**Agenda**  
**8:30 a.m., June 3, 2024**  
**3250 Port of Benton Blvd., Richland, WA 99354**

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. PUBLIC COMMENT
- D. PUBLIC HEARING –Receive public comment on the Industrial Land Transfer/Exchange with the City of Richland and Amending the Comprehensive Scheme of Harbor Improvements (RIC & RAP)
- E. ITEMS OF BUSINESS
  - 1. Resolution 24-22, A Resolution of the Port of Benton Authorizing a Land Transfer / Exchange with the City of Richland and Amending the Comprehensive Scheme of Harbor Improvements (RIC & RAP)
- F. EXECUTIVE SESSION
- G. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on Wednesday, June 12, 2024 at the Port of Benton Commission meeting room, 3250 Port of Benton Blvd., Richland, WA 99354. Visit [portofbenton.com](http://portofbenton.com) for notices and information.

**RESOLUTION NO. 24-22**  
**A RESOLUTION OF THE PORT OF BENTON**  
**AUTHORIZING A LAND TRANSFER / EXCHANGE WITH**  
**CITY OF RICHLAND**

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

**WHEREAS**, the Port owns industrial real property that has been declared surplus to agency needs and located in the Northwest Advanced Clean Energy Park, Richland Business Park, and Richland Innovation Center; and

**WHEREAS**, the City owns industrial real property located in the Horn Rapids Industrial Park; and

**WHEREAS**, the Port of Benton (Port) and City of Richland (City) entered into a Memorandum of Understanding dated January 5, 2024 (Contract 03-24) regarding a future real estate land transfer, as authorized by Richland City Council and further approved by the Port of Benton Board of Commissioners on December 19, 2023; and

**WHEREAS**, the Port and City seek to continue to coordinate the industrial development within Horn Rapids Industrial Park for economic development, retention, expansion and recruitment bringing private investment and job creation to the region; and

**WHEREAS**, the City and Port desire to see the full development of the Northwest Advanced Clean Energy Park to support regional electricity baseload generation requirements and advanced manufacturing, value added agricultural and intermodal transportation for the region; and

**WHEREAS**, funding for this unilateral exchange between the Port and City, in exchange for the Parties portion of their respective properties shall be by a “no cash settlement” consideration by mutual exchange, outside typical associated closing costs, including taxes and expense; and

**WHEREAS**, Port staff and the Port attorney have reviewed the proposed Land Exchange 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 Special Commission Meeting on June 3, 2024 to take comment upon the advisability of amending the Comprehensive Scheme of Harbor Improvements to add/remove real property as described on Attachment 1; and

**NOW THEREFORE**, the Port Commission having considered the public comments, staff recommendations and the interest of the constituents of the Port of Benton, the Port Commission finds:

1. The Port of Benton Commission has determined that the real property land exchange supports the Port’s strategic vision and strategic plan needs and the proposed transaction is consistent with previous Port policies, including the Comprehensive Scheme of Harbor Improvement; and
2. Port staff properly advertised and published public notice to the public to consider advisability of sale pursuant to RCW 53.25; and
3. The Board of Commissioners of the Port hereby authorize the exchange of property and further amend the Port’s Comprehensive Scheme of Development.

**IT IS HEREBY RESOLVED** that the Port of Benton Commission hereby authorizes the Executive Director to execute all necessary documentation associated with the exchange of real property and all other action necessary to facilitate the closing of this sale.

**ADOPTED BY THE PORT OF BENTON COMMISSION** this 3<sup>rd</sup> day of June, 2024.

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Scott D. Keller, President

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Lori Stevens, Vice President

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Roy D. Keck, Secretary

**ATTACHMENT 1  
To RESOLUTION NO. 24-22  
PARCEL ID / PORT OF BENTON**

**Property Description**

CITY OF RICHLAND LAND TO BE ACQUIRED				
Property ID	Parcel No.	Address	Size (AC)	Size (SF)
1	128081000002023	UNKNOWN	243.5	10,605,989
27	134082000008000	UNKNOWN	16.8	730,501
			260.3	11,336,490
PORT OF BENTON PROPERTY TO BE SURPLUSED				
Property ID	Parcel No.	Address	Size (AC)	Size (SF)
2	127081013570001	1992 Snyder St	11.0	479,160
3	127081013570002	1980 Snyder St	3.2	139,828
4	110081000001004	unknown	60.0	2,613,600
5	103084000001000	unknown	147.0	6,403,320
6	123083013612001	Curie Street	0.9	37,026
7	123083BP5390001	725 University Dr	2.1	90,605
8	123083BP5390002	2765 Einstein Ave	1.2	52,708
9	123083BP5390003	800 Curie St	1.6	70,567
10	123083BP5306006	unknown	5.5	238,709
11	126082BP5306008	2655 Einstein Ave	1.8	80,150
12	126082BP5306010	2620 Fermi Dr	5.3	231,739
13	126082BP5306012	2610 Salk Ave	3.8	167,270
14	123083BP5306013	2700 Salk Ave	7.5	327,571
15	123083BP5306002	650 Dalton St	1.8	77,972
16	123083BP5306003	2770 Einstein Ave	1.1	46,609
17	123083BP5306004	2765 Salk Ave	0.8	36,155
18	123083BP5306005	unknown	2.0	85,378
19	123083013658001	667 University Dr	0.5	23,087
20	123083013658002	2780 Salk Ave	0.7	30,056
21	123083013658003	2770 Salk Ave	1.3	55,321
22	123083013658004	2750 Salk Ave	2.4	105,415
23	123083013389001	651 University Dr	2.2	95,832
24	126082013768002	2650 Salk Ave	1.1	48,787
25	UNKNOWN	Tract A (RIC Roads)	10.1	439,520
26	126082BP5306011	Tract A (RIC Roads)	5.0	218,236
			280	12,194,622

Containing 518.42 acres, more or less

Together and subject to easements, reservation, covenants and restrictions of record.