

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 June 12, 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 & PUBLIC HEARING
Agenda
8:30 a.m., June 12, 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 May 14, 2024 Commission Meeting
3. Approval of Minutes from the June 3, 2024 Special Commission Meeting
4. Approval of Vouchers and Certifications, Including Payroll for Month of May
Totaling \$894,760.49
5. Resolution 24-23, To Cancel Warrant No. 083133, Which Was Printed with
Errors

D. PUBLIC COMMENT

E. PUBLIC HEARING

1. Six-Year Transportation Improvement Program for Years 2025-2030

F. ITEMS OF BUSINESS

1. Resolution 24-24, Approving the Port of Benton's Six-Year Transportation Improvement Program for the Years 2025-2030 Inclusive
2. Approval of Department of Commerce Contract for Tie Replacement Project \$1,221,500.00

G. INFORMATION REPORTS

1. Marketing Update
2. Grants Update

H. COMMISSIONER REPORTS/COMMENTS

I. DIRECTOR REPORTS/COMMENTS

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

J. FOR THE GOOD OF THE ORDER

K. EXECUTIVE SESSION

L. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on **Wednesday, July 10, 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
May 14, 2024**

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 Blvd., Richland, Washington.

PRESENT: Commissioner Scott D. Keller; Commissioner Lori Stevens; Commissioner Roy D. Keck

PORT STAFF PRESENT: Diahann Howard, Jeff Lubeck, Quentin Wright, Summers Miya, Wally Williams, Cassie Hammond, Ron Branine, Angela Saraceno-Lyman, Julia Mora

ALSO PRESENT: Clif Dyer, Richland Airport; RJ Blahut, Prosser Airport; Gareth Nisbet, Community Member; John O’Leary, Gravis Law; Sean Pelfrey, McKinstry

The following attendees attended via remote communications: Sheri Collins; Bryan Condon, Century West Engineers; Jeff Losey, Home Builders Association; Ashley Garza; Jeffrey Guelker, JCG Consulting; Roger Wright, RGW Enterprises

The Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Cassie Hammond 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 removal of Business Item #3 from the agenda.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving the revised agenda for the May 14, 2024 Commission meeting, approval of minutes from the April 10, 2024 Commission meeting, approval of vouchers and certifications, including payroll, for the month of April totaling \$1,081,623.41 and approval of Resolution 24-15, to cancel warrant no. 082974, for \$14,914.06, approval of Resolution 24-19, to cancel warrant no. 083036 and Resolution 24-20, to cancel warrant no. 083037, which were both printed with errors.

D. PUBLIC COMMENT:

There were no public comments.

E. PUBLIC HEARING

Commission President Scott Keller opened the public hearing at 8:34 a.m.

1. Receive public comment on the sale of real property located in an Industrial Development District, Richland Business Park, near the Total Energy Management site, 2521 Stevens Drive, and amending the Comprehensive Scheme of Harbor Improvements

Port of Benton
Commission Meeting
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Executive Director Diahann Howard provided an overview of the property presented. There were no comments from the public.

Commission President Scott Keller closed the public hearing at 8:35 a.m.

F. ITEMS OF BUSINESS

1. Resolution 24-16, A Resolution of the Port of Benton Authorizing a Purchase and Sale Agreement in an Industrial Development District – Richland Business Park to DFP, LLC, 1.04 acres

Executive Director Diahann Howard provided an overview on the 1.04 acres of land, which is in the Richland Business Park, off Stevens Drive, noting that Total Energy Management (TEM) owner, Aaron Dewitt would like to purchase the land for \$200,000, as he is proposing to build an 18-20,000 square foot multipurpose facility, which would support an expansion and operations of TEM.

Howard noted that Dewitt is proposing an extension of public utilities, which the port has agreed to reimbursement and review of receipts with a not to exceed amount.

Howard added that the closing date for this sale is planned for June 30, 2024.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Resolution 24-16, authorizing a purchase and sale agreement in an industrial development district in Richland Business Park to DFP, LLC, 1.04 acres for \$200,000.

2. Resolution 24-17, Authorizing the Port of Benton to Apply for a Washington State Department of Transportation (WSDOT) Aviation Division Airport Aid Grant to Fund Design Services Related to the Pavement Rehabilitation Project at Richland Airport.

Airport Manager Quentin Wright reviewed Resolution 24-17, which will authorize the Port to apply for a Washington State Department of Transportation Aviation Aid grant to fund design services related to the pavement maintenance project at Richland Airport.

Wright explained that a resolution was required as part of the application process.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 24-17, authorizing the Port of Benton to apply for a Washington State Department of Transportation Aviation Division Airport Aid Grant to fund design services related to the pavement rehabilitation project at Richland Airport.

3. Resolution 24-18, Approving an Aeronautical Ground Lease at the Richland Airport – Just Plane Housing, LLC

This item was removed from the agenda.

4. Resolution 24-21, A Resolution of the Port of Benton Commission Amending Signers for Banner Bank

Port of Benton
Commission Meeting
Visit portofbenton.com/commission for meeting materials and recordings.

May 14, 2024
Page 2

Director of Finance Jeff Lubeck explained that this resolution is standard procedure with Banner Bank and new accounting staff, as Banner requires approved resolutions and minutes to make changes to approved signers on the account.

Lubeck noted that the approved resolution would remove Veronica Serna and David Billetdeaux from the Port accounts and add Angela Saraceno-Lyman.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Resolution 24-21, authorizing the amendment of signers for Banner Bank.

5. Acceptance of Low Bid by Maxwell Asphalt, Inc. for the FAA Pavement Maintenance Project – Richland Airport

Airport Manager Quentin Wright explained that Maxwell Asphalt provided a total bid of \$1.34 million, which was the lowest bid received.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving the acceptance of low bid by Maxwell Asphalt, Inc. for the pavement maintenance project at Richland Airport.

F. INFORMATION REPORTS:

1. Tenant Spotlight, Prosser Airport, RJ Blahut

Executive Director Diahann Howard introduced and welcomed RJ Blahut, Prosser Airport.

RJ Blahut, owner of WestWind Aviation Services at Prosser Airport greeted the Commission and reviewed several concerns related to Prosser Airport.

Blahut's concerns included:

- The direction Prosser Airport is headed
- Airport maintenance
 - Maintenance neglected, specifically
 - No protective coating on paint on port buildings. Paint is peeling off in sheets.
 - Hangar roofs in disrepair
 - Asphalt maintenance is nonexistent. Large cracks on pavement surfaces, some as large as three inches wide. Runway markings are deteriorating.
 - Mowing is maintained
 - Issues with snow removal taking place in a timely matter, if at all
 - Potential septic issues
- Airport development
 - Closure of the gate, which shuts off the airport from the public
 - Taxi lanes that lead nowhere because the lots are too small
 - Need for more hangars

Port of Benton
Commission Meeting
Visit portofbenton.com/commission for
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May 14, 2024
Page 3

- Use of hangars, including the use of a hangar to store Prosser parade float, rather than aircraft and another for port maintenance
- Destruction of campground, which was a Prosser attraction and was charm of Prosser Airport
- Business Economics
 - Very little return on investments
 - 5-6 students a year
 - Three businesses at Prosser Airport in past 10 years. One has since retired, one closed.
 - Operating in the red for every year but one since moving to hangar 15
 - Port took back hangar 111, severely impacting ability to produce any income and support business.
 - Raised monthly lease rate. 350% over the past three years.
 - Other airplanes out there for years, with no rate increase or restrictions enforced to them.
 - Port provided a 12-month extension at a reduced rate, which was appreciated.
 - Port needs to understand the nature of the single owner operator and value to the community and changes are needed.
 - Airport master plan needs referenced and communicated and airport needs revitalized.
 - Will fully support port action to revitalize Prosser Airport as a destination airport.

2. Tenant Spotlight, Richland Airport, Clif Dyer

Executive Director Diahann Howard introduced and welcomed Clif Dyer, Richland Airport.

Clif Dyer, owner of Sundance Aviation at Richland Airport greeted the Commission and reviewed several concerns related to Richland Airport.

Concerns included:

- Current port direction at airport seems to be to diversify airport
- No constructive dialogue with port
- 10 different FBO operators at airport before Sundance Aviation (as it is a specific niche business)
- Issues with past airport manager's remarks on Sundance having a "monopoly" of the airport and it was the port's intention to break that up
- Port unacceptance of Sundance's business plan for the new hangar space, which would allow for expansion of business and services, added overall business and users to the airport
- Port declined proposed rate due to not being in line with current market rates

Port of Benton
 Commission Meeting
 Visit portofbenton.com/commission for
 meeting materials and recordings.

May 14, 2024
 Page 4

- Sundance would have had to double business to pay the rent of the new space, which was unreasonable
- Current tenant pays \$1,000 more than Sundance offered previously
- Sundance is no longer 13 employees with benefits. Now five, mostly part-time with no benefits
- Invested thousands in employees with the hope to build and grow the business
- Sundance heavily involved in adding community events, sponsoring free airplane rides for children. Airport now going back to Dust Bowl days due to port's choice to break it up.
- Would like to enter into a discussion with the port on shared success
- Sundance is ready for the next step, whether it is moving on or working with the port
- Sundance has grown fuel sales from 13,000 gallons of fuel a year to 180,000 gallons last year because of years of hard work
- Sundance was not part of a "good old boy" deal, rather an opportunity that grew from hard work and tenacity
- Business in new hangar is storing aircraft, when Sundance could have grown
- A lot of effort going into training new people and reinvesting in something already invested in
- Open to working together

3. Grants Update

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

Item 1 – Richland Innovation Center Rural County Capital Funds
Slated for completion and this item will be closed out.

Item 2 – Innovation Cluster Accelerator Program Application, Phase 2
To end in September. All subcontracts have been completed.

Item 7 – RAISE
In alignment with CRISI grant request. CRISI due May 28.

Item 8 – Benton County .09
3110 Port of Benton building scheduled to close between today and June 14, 2024. Smaller tenants lined up, working on larger tenants.

Item 10 – Received word last night that the port has been awarded \$20,000 for records room organization, noting that this project was fully funded and out of 122 applications, only 20% were funded.

Items 11 & 12 – Submitted

Airport manager Quentin Wright provided updates on airport-related grant requests.

Port of Benton

Commission Meeting

Visit portofbenton.com/commission for meeting materials and recordings.

Item 14 – Richland Airport Airfield Signage and Lights
Closeout of grant started.

Item 15 – No updates. Contingency plans in place if funding denied.

Item 18 – Design work continues.

Wright provided several updates related to projects and work taking place at Prosser and Richland airports.

4. Facilities Update

Director of Facilities Ron Branine provided an update on port facilities, including:

- Move of winter operations to one location
- Standards
- Work order system
- Crow Butte
- Public records requests
- Annual maintenance plan
- Westinghouse parking lot project
- 2345 Stevens drive project
- Richland Airport demolition
- Various facility improvement projects

5. Rail Car Charge Update

Executive Director Diahann Howard provided an update on the rail car charge update. Howard introduced Jeffrey Guelker of JCG Consultants, who assisted with the study, who provided an introduction on himself.

Howard presented a PowerPoint presentation overview of the rail car charge study including updates on:

- Results summary
- Positive takeaways
- Rail service opportunities
- Railroad feedback/POB infrastructure operating conditions
- Opportunity takeaways
- Preventative maintenance inventory system
- Potential right-of-way violation/Bike and walking path
- Initial area of focus
- Costing model
- Annual preventative maintenance program
- Recommended fee

Port of Benton
Commission Meeting
Visit portofbenton.com/commission for
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May 14, 2024
Page 6

- \$100 per railcar charge
- The life potential
- Next steps

G. COMMISSIONER REPORTS/COMMENTS

Commissioner Scott Keller reviewed recent events he attended, including the Vista Field ribbon-cutting and the WAMA annual conference and informed the executive director that public broadcasting was potentially looking for office space.

Commissioner Lori Stevens reviewed recent events that she attended, including the Prosser Economic Development Association annual meeting and volunteering in the Prosser Chamber visitor center.

Commissioner Stevens added that she was working with the Prosser Wine Network as they planned the upcoming World Music event.

Commissioner Roy Keck reviewed recent events he attended, including the Energy Communities Alliance three-day event, which showcased the incredible efforts on the “Clean-Up to Clean Energy” initiative.

Commissioner Keck provided highlights from the event, including recognizing executive director Diahann Howard, who served on a panel at the event.

H. DIRECTOR REPORTS/COMMENTS:

1. FINANCE DIRECTOR:

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

- New hire – Angela Saraceno-Lyman, Senior Accountant
- Washington State Department of Retirement Systems
 - Pension contribution review for 2023 / Review last performed in 2000
- 2024 standard financial information review
- Q1 2024 financial review planned for next month
- Financial status report
 - Cash receipts
 - Cash disbursements
- Accounts Receivable Over 90 Days review

2. PORT ATTORNEY:

Contract Port attorney John O’Leary updated that he has been working with the City of Richland attorney on the drafting of the land exchange agreement and also has a couple of items related to

Port of Benton

Commission Meeting

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property to discuss in executive session.

3. EXECUTIVE DIRECTOR:

Executive Director Diahann Howard provided an update related to recent meetings with legislators.

Howard stated that she attended the recent Prosser Economic Development Association annual meeting and provided an update on Enodav Winery's plans, who are working with the City of Prosser related to their plans to still purchase land in Vintners Village.

Howard noted that she has had meetings with Barnhart Crane related to their growth options at the 2579 Stevens facility.

Howard reviewed recent updates related to the Walter Clore main facility, including potential tenants and several additional current tenants.

Howard provided updates on upcoming projects related to rail.

Howard reviewed a list of current meetings and events she has attended.

J. FOR THE GOOD OF THE ORDER

Executive Director Diahann Howard reviewed a list of upcoming meetings and events and things to plan and coordinate.

K. EXECUTIVE SESSION: The regular Commission meeting was recessed at 10:32 a.m. and it was announced that an Executive Session would immediately commence at 10:33 a.m. for 15 minutes to discuss real estate and personnel.

The regular Commission meeting was reconvened at 10:48 a.m.

No action was required after Executive Session.

L. ADJOURNMENT: The meeting was adjourned at 10:48 a.m. with an announcement that the next Port of Benton Commission meeting would take place on Wednesday, June 12, 2024 at the Port of Benton Commission meeting room, 3250 Port of Benton Blvd., Richland.

Roy Keck
Commission Secretary

**PORT OF BENTON
SPECIAL COMMISSION MEETING
& PUBLIC HEARING MINUTES
June 3, 2024**

A. CALL TO ORDER: The special Commission meeting was called to order at 8:30 a.m. at the Port of Benton Commission meeting room located at 3250 Port of Benton Blvd., Richland, Washington.

PRESENT: Commissioner Scott D. Keller; Commissioner Roy D. Keck

PORT STAFF PRESENT: Diahann Howard, Jeff Lubeck, Quentin Wright, Summers Miya, Wally Williams, Cassie Hammond, Ron Branine, Angela Saraceno-Lyman, Audrey Burney

ALSO PRESENT: John O’Leary, Gravis Law; Joe Schiessl, City of Richland

The following attendees attended via remote communications: Commissioner Lori Stevens; Mayor Theresa Richardson, City of Richland; Ashley Garza; Jorge Celestino

The Commission meeting and public hearing was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Summers Miya led those present in reciting the Pledge of Allegiance.

C. PUBLIC COMMENT:

Joe Schiessl deputy city manager from City of Richland greeted the Commission and provided background on the city’s initial petition on the land exchange, stating that the exchange provides quite a lot of opportunity for both organizations, which was reflected in the City’s December resolution in support of this initiative.

Schiessl overviewed possibilities for the advanced clean energy park and Richland Innovation Center, which are still preliminary, but exciting and opportunistic for the city.

Schiessl stated the Port and City have a shared vision between the two organizations.

D. PUBLIC HEARING

Commission President Scott Keller opened the public hearing at 8:37 a.m.

1. Receive public comment on the industrial land transfer/exchange with the City of Richland and amending the Comprehensive Scheme of Harbor Improvements (RIC & RAP)

Executive Director Diahann Howard provided an overview of the property presented, pointing out all areas of the transfer, including land that had and had not been previously approved in the port’s comp plan.

There were no comments from the public.

Commission President Scott Keller closed the public hearing at 8:42 a.m.

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)

Executive Director Diahann Howard provided an overview presentation of the property presented, pointing out all areas of the transfer, including land that had and had not been previously approved in the port’s comp plan, specifically pointing out additional land to be included as surplus within the RIC, including the park property for future potential transfer.

Howard pointed out the Port land in north Horn Rapids to be transferred to the City. The property north of Richland Airport, which was formerly a construction land fill will be provided from the city to the port.

Further discussion ensued on the land transfer between Port and City.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 24-22, authorizing a land transfer/exchange with the City of Richland and amending the Comprehensive Scheme of Harbor Improvements in the Richland Innovation Center and Richland Airport.

F. EXECUTIVE SESSION: It was determined that no executive session was needed.

G. ADJOURNMENT: The meeting was adjourned at 8:42 a.m. with an announcement that the next Port of Benton Commission meeting would take place on Wednesday, June 12, 2024 at the Port of Benton Commission meeting room, 3250 Port of Benton Blvd., Richland.

Roy Keck
Commission Secretary

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

General Expenses

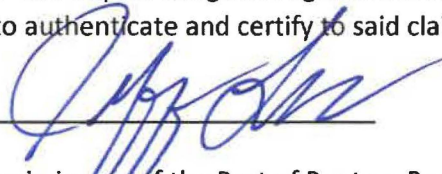
Accounts Payable Warrants #:	83038	-	83168		\$ 480,808.03
Electronic Payments:					\$ 184,584.93
Total General Expenses					\$ 665,392.96

Payroll

Direct Deposit:					
ACH					\$ 124,109.35
Electronic Payments:					
IRS Payroll Tax Deposit					\$ 35,406.57
Other Payroll Related Payments					\$ 69,851.61
Total Payroll					\$ 229,367.53
Total General Expenses and Payroll					\$ 894,760.49

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

Company name: Port of Benton

Report name: Check register

Created on: 6/5/2024

Account no: 6631-6601101

Date	Vendor	Document no.	Amount
BCT MAIN - KeyBank National Association			
5/1/2024	VEN00012--AFLAC	83038	603.11
5/1/2024	VEN00029--ARCHIBALD & COMPANY ARCHITECTS	83039	527.86
5/1/2024	VEN00038--BANNER BANK - Credit Card	83040	20,637.96
5/1/2024	VEN00047--BENTON COUNTY TREASURER	83041	7,220.71
5/1/2024	VEN00075--CASCADE NATURAL GAS CORP	83042	9,748.07
5/1/2024	VEN00290--CI-PW, LLC (Paradise Bottled Water)	83043	69.50
5/1/2024	VEN00161--EXPRESS SERVICES, INC.	83044	3,546.40
5/1/2024	VEN00644--LEAF	83045	205.08
5/1/2024	VEN00499--MID-COLUMBIA COMMERCIAL DOORS, INC.	83046	71.74
5/1/2024	VEN00258--MOON SECURITY SERVICES, INC	83047	16,893.02
5/1/2024	VEN00261--MP CONSTRUCTION, INC.	83048	10,694.99
5/1/2024	VEN00352--SMARSH, INC.	83049	9,790.77
5/1/2024	VEN00359--STEEBER'S LOCK SERVICE, LLC	83050	400.04
5/1/2024	VEN00399--TRIDEC, INC.	83051	3,750.00
5/1/2024	VEN00449--ZIPLY FIBER	83052	87.59
5/7/2024	VEN00209--4IMPRINT, INC	83053	725.40
5/7/2024	VEN00674--509 CONSTRUCTION	83054	3,404.50
5/7/2024	VEN00006--ABADAN, INC	83055	326.52
5/7/2024	VEN00025--AMERICAN ROCK PRODUCTS, INC	83056	1,168.87
5/7/2024	VEN00044--BENTON PUD	83057	2,298.54
5/7/2024	VEN00053--BENTON RURAL ELEC ASSOCIATION	83058	570.60
5/7/2024	VEN00075--CASCADE NATURAL GAS CORP	83059	491.38
5/7/2024	VEN00290--CI-PW, LLC (Paradise Bottled Water)	83060	30.42
5/7/2024	VEN00071--CITY OF PROSSER	83061	6,450.88
5/7/2024	VEN00089--CITY OF RICHLAND	83062	26,982.79
5/7/2024	VEN00077--COLUMBIA BASIN IT	83063	3,582.85
5/7/2024	VEN00105--CONNELL OIL, INC	83064	2,295.83
5/7/2024	VEN00107--COOK'S ACE HARDWARE	83065	5.39
5/7/2024	VEN00147--ECOMODUS, LLC	83066	17,609.40
5/7/2024	VEN00157--ENDURIS WASHINGTON	83067	286.00
5/7/2024	VEN00166--FERGUSON ENTERPRISES, INC.	83068	172.11
5/7/2024	VEN00009--GEO WAY ACE HARDWARE	83069	147.46
5/7/2024	VEN00200--HDR ENGINEERING, INC	83070	338.15
5/7/2024	VEN00201--HEALTH CARE AUTHORITY	83071	37,109.95
5/7/2024	VEN00229--KELLEY'S TELE-COMMUNICATION, INC.	83072	129.00
5/7/2024	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	83073	890.22
5/7/2024	VEN00291--KENNEWICK RANCH AND HOME	83074	221.64
5/7/2024	VEN00380--MCCLATCHY COMPANY	83075	436.08
5/7/2024	VEN00258--MOON SECURITY SERVICES, INC	83076	2,594.51
5/7/2024	VEN00292--PASCO CHAMBER OF COMMERCE	83077	6,000.00
5/7/2024	VEN00299--PHASE 2 ELECTRIC, INC.	83078	4,013.20
5/7/2024	VEN00305--POCKETINET COMMUNICATIONS, INC.	83079	240.00
5/7/2024	VEN00341--SUPERIOR GLASS	83080	16.29
5/7/2024	VEN00493--THINGS WORTH KEEPING	83081	501.93
5/7/2024	VEN00377--TRI-CITY AREA JOURNAL OF BUSINESS	83082	1,850.00
5/7/2024	VEN00398--TRI-CITY SIGN & BARRICADE	83083	54.24
5/7/2024	VEN00402--UNDERGROUND CREATIVE, LLC	83084	1,750.00
5/7/2024	VEN00410--USDA APHIS	83085	6,726.89
5/7/2024	VEN00414--VERIZON	83086	1,771.60
5/7/2024	VEN00532--VIC'S AUTO PARTS & SUPPLY	83087	449.99
5/7/2024	VEN00433--WEST RICHLAND RENTALS	83088	97.18
5/7/2024	VEN00449--ZIPLY FIBER	83089	539.88
5/14/2024	VEN00006--ABADAN, INC	83090	9.13
5/14/2024	VEN00692--ARCHBRIGHT	83091	3,555.00
5/14/2024	VEN00035--ASSOCIATION OF WASHINGTON BUSINESS	83092	750.00

5/14/2024	VEN00059--BENTON-FRANKLIN HEALTH DEPT	83093	26.00
5/14/2024	VEN00290--CI-PW, LLC (Paradise Bottled Water)	83094	19.54
5/14/2024	VEN00052--CITY OF BENTON CITY	83095	145.78
5/14/2024	VEN00089--CITY OF RICHLAND	83096	42.30
5/14/2024	VEN00107--COOK'S ACE HARDWARE	83097	21.70
5/14/2024	VEN00113--CROWN PAPER & JANITORIAL INC.	83098	161.05
5/14/2024	VEN00639--CWW LLC (COLUMBIA RAIL)	83099	28,000.00
5/14/2024	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	83100	26.09
5/14/2024	VEN00149--EFC EQUIPMENT FEED PET SUPPLY	83101	34.76
5/14/2024	VEN00664--ELIZABETH RENZ	83102	1,845.00
5/14/2024	VEN00161--EXPRESS SERVICES, INC.	83103	1,773.20
5/14/2024	VEN00162--FARMERS EXCHANGE	83104	1,391.57
5/14/2024	VEN00166--FERGUSON ENTERPRISES, INC.	83105	814.27
5/14/2024	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	83106	2,691.02
5/14/2024	VEN00236--LES SCHWAB TIRE CENTER STEVENS DR.	83107	263.81
5/14/2024	VEN00673--MOSS ADAMS LLP	83108	535.50
5/14/2024	VEN00261--MP CONSTRUCTION, INC.	83109	18,507.27
5/14/2024	VEN00690--PATRIOT PAINTING LLC	83110	847.86
5/14/2024	VEN00326--RGW ENTERPRISES P.C. INC	83111	15,960.00
5/14/2024	VEN00694--SHARON B HOLDEN dba THE BALLIDIS GROUP	83112	17,500.00
5/14/2024	VEN00341--SUPERIOR GLASS	83113	527.20
5/14/2024	VEN00385--THE HOME DEPOT CRC/GECF	83114	1,691.11
5/14/2024	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	83115	1,902.25
5/14/2024	VEN00532--VIC'S AUTO PARTS & SUPPLY	83116	48.85
5/14/2024	VEN00358--WASHINGTON STATE AUDITOR'S OFFICE	83117	133.60
5/14/2024	VEN00483--YARDI SYSTEMS, INC.	83118	32,739.95
5/14/2024	VEN00449--ZIPLY FIBER	83121	100.57
5/14/2024	VEN00449--ZIPLY FIBER	83120	666.03
5/14/2024	VEN00449--ZIPLY FIBER	83119	263.64
5/22/2024	VEN00674--509 CONSTRUCTION	83127	1,859.32
5/22/2024	VEN00002--A-L COMPRESSED GASES, INC	83128	97.22
5/22/2024	VEN00038--BANNER BANK - Credit Card	83129	10,902.53
5/22/2024	VEN00044--BENTON PUD	83130	1,125.05
5/22/2024	VEN00083--CENTURYLINK	83131	125.52
5/22/2024	VEN00321--CI INFORMATION MANAGEMENT	83132	95.64
5/22/2024	VEN00089--CITY OF RICHLAND	83133	765.00
5/22/2024	VEN00234--CITY OF RICHLAND LANDFILL	83134	75.62
5/22/2024	VEN00700--CLIFTON LARSON ALLEN LLP	83135	7,961.04
5/22/2024	VEN00105--CONNELL OIL, INC	83136	2,078.85
5/22/2024	VEN00107--COOK'S ACE HARDWARE	83137	35.84
5/22/2024	VEN00639--CWW LLC (COLUMBIA RAIL)	83138	3,340.16
5/22/2024	VEN00161--EXPRESS SERVICES, INC.	83139	1,773.20
5/22/2024	VEN00162--FARMERS EXCHANGE	83140	2,021.82
5/22/2024	VEN00009--GEO WAY ACE HARDWARE	83141	71.71
5/22/2024	VEN00540--GLACIER SUPPLY GROUP, LLC	83142	140.12
5/22/2024	VEN00419--GRAINGER	83143	130.66
5/22/2024	VEN00588--IC CONSULTING CORPORATION	83144	10,485.00
5/22/2024	VEN00223--JOHNSTONE SUPPLY	83145	781.53
5/22/2024	VEN00701--KENBRIO INC	83146	11,947.39
5/22/2024	VEN00490--MARY POTTER	83147	3,207.60
5/22/2024	VEN00258--MOON SECURITY SERVICES, INC	83148	1,021.32
5/22/2024	VEN00262--MR. ROOTER PLUMBING	83149	5,431.65
5/22/2024	VEN00702--MULVIHILL INSURANCE SERVICES	83150	60.00
5/22/2024	VEN00603--PARAMOUNT COMMUNICATIONS, INC	83151	1,652.24
5/22/2024	VEN00297--PERSONAL TOUCH CLEANING, INC.	83152	32,585.67
5/22/2024	VEN00306--PROMINENCE PUBLIC RELATIONS	83153	11,950.00
5/22/2024	VEN00699--PROSSER WINE NETWORK	83154	2,500.00
5/22/2024	VEN00315--PURCHASE POWER	83155	502.25
5/22/2024	VEN00697--REACH FOUNDATION	83156	1,000.00
5/22/2024	VEN00652--RICHARD RHYNARD	83157	2,250.00

5/22/2024	VEN00636--SENSKE LAWN & TREE CARE LLC	83158	4,012.12
5/22/2024	VEN00694--SHARON B HOLDEN dba THE BALLIDIS GROUP	83159	475.00
5/22/2024	VEN00352--SMARSH, INC.	83160	5.89
5/22/2024	VEN00365--STRATTON SURVEYING & MAPPING	83161	1,937.50
5/22/2024	VEN00341--SUPERIOR GLASS	83162	92.41
5/22/2024	VEN00649--SWIFT CURRENT, LLC	83163	2,100.00
5/22/2024	VEN00696--TACOMA SCREW PRODUCTS INC	83164	52.03
5/22/2024	VEN00526--THE LOCKSHOP	83165	871.01
5/22/2024	VEN00698--TRI TOWN GET DOWN LLC	83166	1,500.00
5/22/2024	VEN00489--WAYNE POTTER	83167	3,000.00
5/22/2024	VEN00449--ZIPLY FIBER	83168	392.54
5/23/2024	VEN00652--RICHARD RHYNARD	Voided - 082248	-1,125.00
Total for BCT MAIN			<u>480,808.03</u>

RESOLUTION 24-23
A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
TO CANCEL A WARRANT

WHEREAS, General Expense Fund Warrant No. 083133, in the amount of \$765.00, which was issued to City of Richland, warrant was printed with errors, and

WHEREAS, said warrant is hereby considered to be canceled, and the Port Commission wishes to remove this warrant from the active accounting records.

NOW THEREFORE, the Port Commission hereby resolves to cancel Warrant No. 083133.

DATED AND SIGNED at Richland, Washington this 12th day of June, 2024.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

RESOLUTION 24-24
A RESOLUTION OF THE PORT OF BENTON, WASHINGTON,
TO APPROVE THE SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FOR THE PORT OF BENTON
FOR THE YEARS 2025-2030 INCLUSIVE

WHEREAS, pursuant to the requirement of RCW 35.77.010, the Port of Benton, Benton County, Washington prepared a six-year transportation improvement program for the ensuing calendar years of 2025-2030 inclusive, and

NOW THEREFORE, the Commissioners of the Port of Benton, Benton County, Washington, do resolve that the six-year transportation improvement program, set forth as Exhibit A, and attached hereto, and by this reference incorporated herein, is hereby adopted as the SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM for the six years of 2025-2030, inclusive.

DATED and signed at Richland, Washington, this 12th day of June, 2024.

Scott D. Keller, President

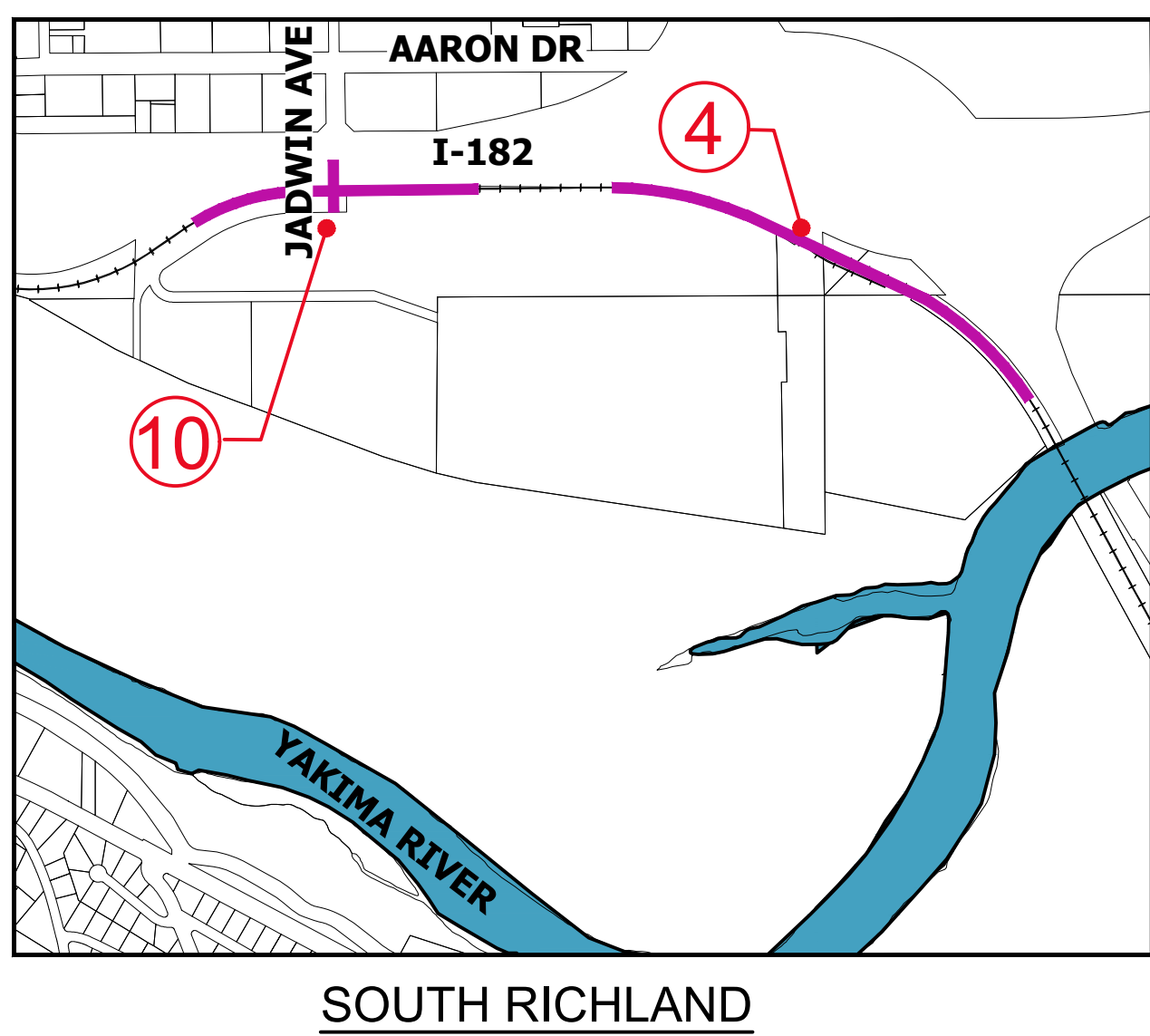
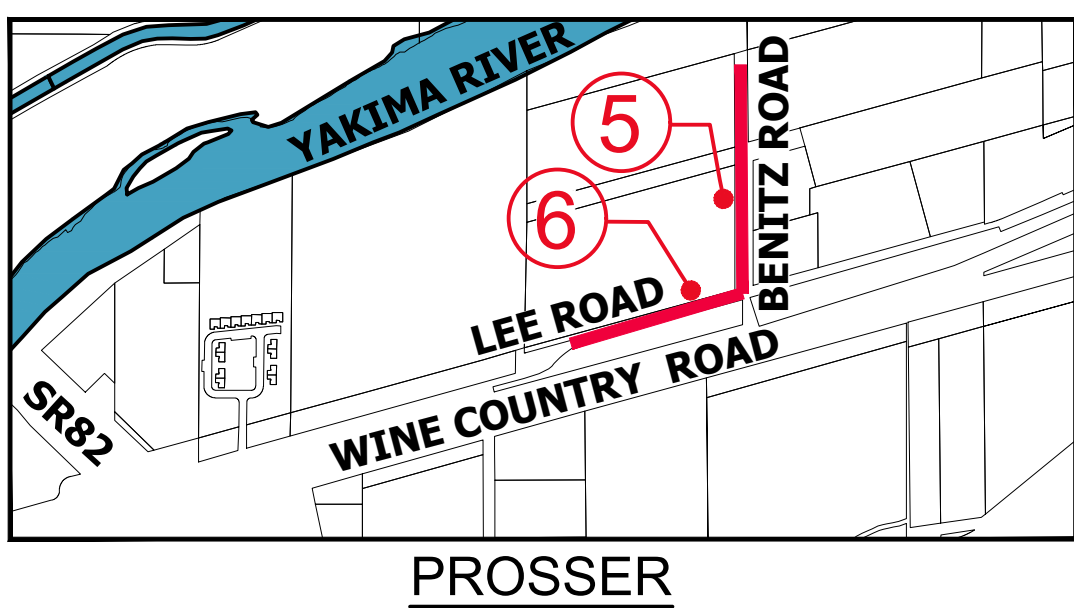
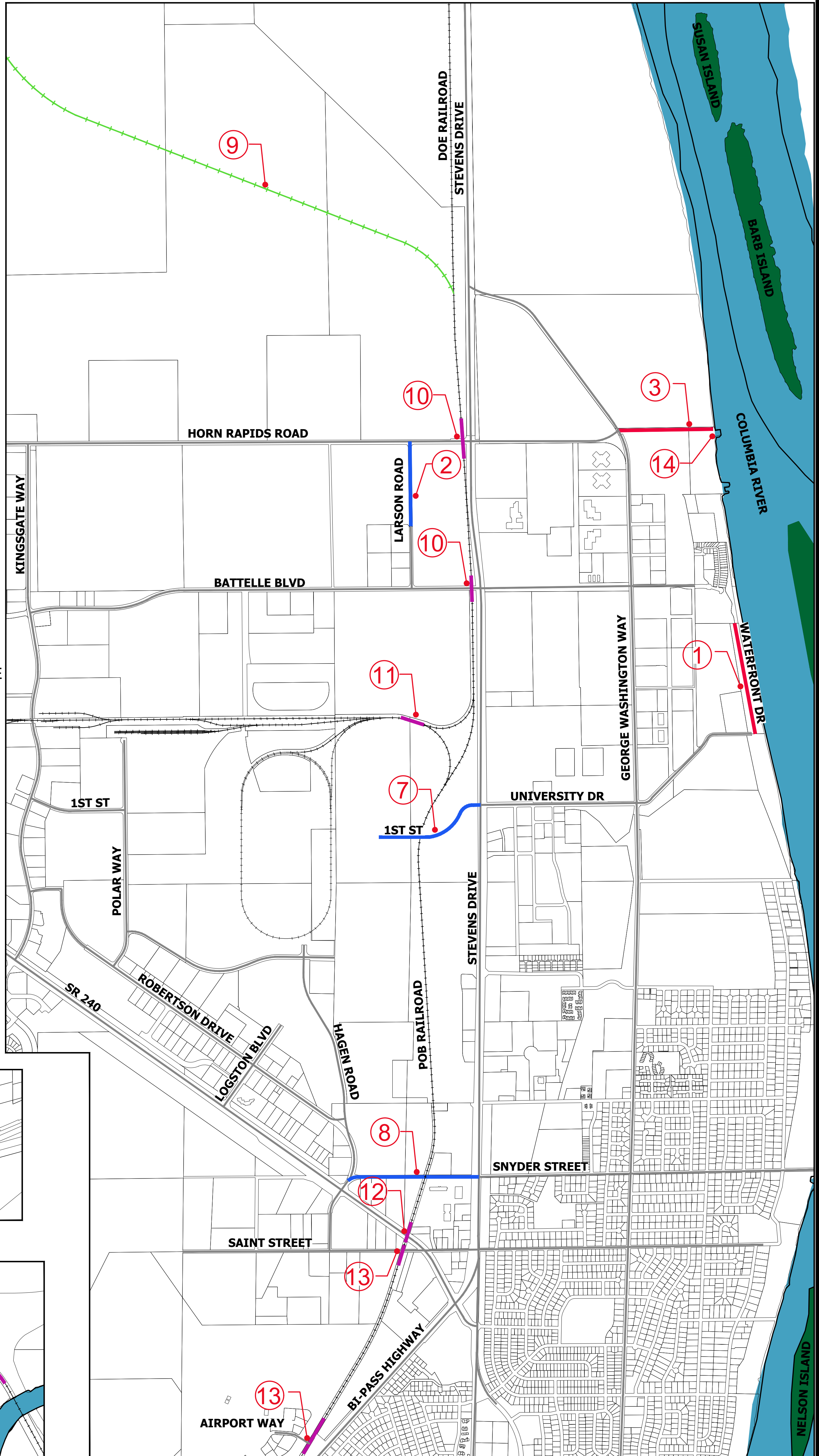
Lori Stevens, Vice President

Roy D. Keck, Secretary

SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM 2025-2030

PROJECT LISTING

- ① IMPROVEMENTS TO WATERFRONT DRIVE NORTH OF UNIVERSITY DRIVE
- ② LARSON ROAD - BATTELLE BOULEVARD TO HORN RAPIDS ROAD
- ③ HORN RAPIDS ROAD EXTENSION (FROM EAST END OF HORN RAPIDS TO BARGE FACILITY) AND IMPROVEMENTS TO BARGE FACILITY
- ④ SOUTH RICHLAND RAIL TRANSLOAD FACILITY (ADJACENT TO SR 240 - INLAND ASPHALT)
- ⑤ BENITZ ROAD - RECONSTRUCTION FROM WINE COUNTRY ROAD TO NORTH END
- ⑥ LEE ROAD - RECONSTRUCTION FROM BENITZ ROAD WEST TO POB BOUNDARY
- ⑦ 1ST STREET WEST - STEVENS DRIVE WEST 1,500 FEET TO RAILROAD TRACKS
- ⑧ SNYDER STREET - STEVENS DRIVE TO ROBERTSON ROAD, INCLUDING RAIL CROSSING
- ⑨ EXTEND RAILROAD INTO THE 1,341 ACRE INDUSTRIAL PARK
- ⑩ RAIL CROSSING MAINTENANCE IMPROVEMENTS -REPLACE CROSSINGS AT JADWIN AVE, STEPTOE STREET, BATTELLE BOULEVARD & HORN RAPIDS ROAD
- ⑪ WHITE BLUFFS RAIL - RAIL AND TIE REPLACEMENT - REPLACE TRACK IN WYE AND IN 3 MILES OF ELEVATED CURVES AND ON APPROXIMATELY 5 MILES OF TANGENT TRACK
- ⑫ WHITE BLUFFS RAIL - SR 240 RAILROAD SIGNAL REPLACEMENT PROJECT, REPLACE CONCRETE CROSSING, TIES, RAIL AND RAILROAD SIGNAL
- ⑬ WHITE BLUFFS RAIL - RAIL CROSSING REPLACEMENTS, AIRPORT WAY, SAINT STREET AND KINGSGATE WAY
- ⑭ BARGE FACILITY IMPROVEMENTS



LEGEND

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

	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	Streetlights and fencing have been installed. Just waiting for light fixtures to arrive. The Sidewalk project is in the process of being awarded. Once completed this project will be closed out.
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	Contracting completed this grant will be closed out September.
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	Design is complete. Waiting for WSDOT review and approval in order to advertise for bids. Planned construction later this year.
4	Railroad Improvements – Freight Rail Assistance Program grant	Provide grant funding of railroad crossings - Airport Way, Saint St, and Kingsgate Way signal cabinet.	FRAP - \$1,030,000 POB \$250,000	Project is out for bid Jun 18 th . Possibly need a special Commission meeting to award.
5	Clean Energy Fund-state	Provide grant funding for EV charging stations north Richland, Prosser	POB land site in kind	OCCO chem applicant, submitted 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	Pre-grant approvals have been completed. Working on contract issues including a legislative intent to match the available funding.
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. Awards to be announced by June 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. Inspections completed, closing 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 contracting has begun.
10	Records Room Organization	Temp help to organize records room and identify records to destroy or retain.	\$20,000	The Port was one of the 25 applicants out of 122 submissions to receive this award and was one of the few to be fully funded. Grant is expected to be awarded in June with work to begin in July 2024.
11	Congressional Directed Spending Requests	Port of Benton White Bluffs Rail Project Modernization and Intermodal Facility.	\$5M	Submitted to Senator Murray and Cantwell's office connected to RAISE and CRISI request. Request to Senator Cantwell's office has been moved to the Appropriations committee.
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 via Community Project Funding submitted to Congressman Newhouse's office.
13	Port Electrification	Intermodal Facilities		Applications are due July 8, review underway
14	CERB	2579 offices (RBP)	\$3M	Meeting with CERB held to discuss project
	Airports			
15	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
16	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. FAA ADO questioning eligibility of certain areas.

	Project	Description	Grants Pursued/Received	Comments
17	WSDOT 5% Match	WSDOT assistance in paying half of Sponsors grant obligation	\$60,000 Match	Applied for Richland Runway and Apron Crack repair (#15) Should hear back in June.
18	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.
19	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. 60% Design almost complete.
20	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
21	FAA Airport Funds – Richland Airport	Wildlife fencing around airport. Complete fencing around entire airport	FAA NPE \$205,000	Approved
22	FAA Airport Funds – Prosser Airport	Construct Heliport/Helipad with service road – design	FAA NPE \$155,000	Approved

For the Good of the Order

June

June 12	Leadership Tri-Cities Graduation, 6 p.m. @ Pasco Red Lion	
June 12	Good Roads & Transportation, 5:30 p.m., Tri-Cities Airport	
June 18	Benton REA Elected Leaders Reception	Scott
June 19	Juneteenth Holiday – Office Closed	
June 19	Tri-City Regional Chamber Board Meeting	Scott
June 20	Tri-Cities National Park Committee Tour of the REACH and Meeting	Roy
June 24-27	Port Electrification West – Speaker, The Westin Long Beach	Diahann
June 26-28	WPPA Finance & Administration Seminar, AC Hotel by Marriott, Vancouver	Roy, Jeff L.
June 26	28 th Annual Port of Pasco Tenant Appreciation BBQ	Scott, Audrey, Cassie, Summers, Jorge, Quentin, Wally
June 26	Tri-City Regional Chamber Diversity Summit & Monthly Luncheon	
June 27	TRIDEC Board Meeting	Roy
June 28	Tribal Nuclear Energy Visit	Diahann, Cassie

July/August

July 4	4 th of July Holiday – Office Closed	
July 8	Rail Modernization & Intermodal Facility Information Night	All
July 9-12	AAPA Smart Ports, Grand Hyatt Seattle	Roy, Cassie
July 10	Commission Meeting*	Conflicts with Smart Ports. Can we move to the 8 th ?
July 10	Battelle Board – Energy Sciences Center @ PNNL, 4:30 – 5:30 p.m.	
July 22-24	WPPA Commissioners Meeting, Courtyard by Marriott, Richland	Lori, Roy, Scott
July 24	Tri-City Regional Chamber of Commerce Monthly Luncheon	
July 25	TRIDEC Board Meeting	Roy
August 8	Tenant Appreciation BBQ, Walter Clore Center, Prosser – 11:30 a.m.	All

August 14	Commission Meeting	
August 15	Hold for VERTical Convening – TBD	



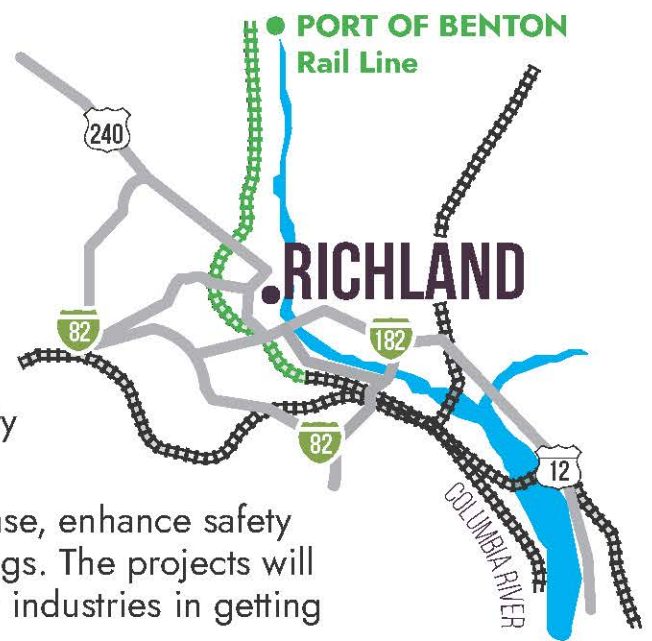
Join Us for an Information Night!

Rail Modernization & Intermodal Facility

Learn about Port of Benton railroad improvements and track maintenance, including:

- Rail crossings upgrades at State Route 240, Airport Way and Saint Street
- Tie replacements of approximately 3,000 ties
- Rail intermodal facility on Port industrial property in North Richland

These improvements will allow train speeds to increase, enhance safety and reduce interruptions for vehicle traffic at crossings. The projects will also support our growing local agriculture and other industries in getting their goods to market.



Monday, July 8 - 5:00 to 6:00 p.m.
Richland Public Library - Doris Roberts Gallery
955 Northgate Drive, Richland



JOIN US

B B B Q



*Food
Gifts*

*Ten
Raffles*

Tenant Appreciation

AUGUST 8, 2024
11:30 A.M. - 1 P.M.

WALTER CLORE CENTER
2140 WINE COUNTRY RD. PROSSER

RSVP by 8/1 to smiya@portofbenton.com

PORT OF  BENTON