

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 July 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., July 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 June 12, 2024 Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for Month of June Totaling \$1,174,500.38

D. PUBLIC COMMENT

E. ITEMS OF BUSINESS

1. Welcome and Update from Randy Hayden, Port of Pasco/Ag Council
2. Relocation of Existing Easement – Richland Business Park

3. 2023 Freight Rail Assistance Program - Crossings Reconstruction Project Bid Award, \$1,143,151.70 to Railworks Track Systems
4. 2023 Legislative Budget Appropriation – Approval of Department of Commerce Reimbursement Contract, \$1,212,500.00 and Schedule of Project Expenditures

F. INFORMATION REPORTS

1. Airports Update
2. Grants Update

G. COMMISSIONER REPORTS/COMMENTS

H. DIRECTOR REPORTS/COMMENTS

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

I. FOR THE GOOD OF THE ORDER

J. EXECUTIVE SESSION

K. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on **Wednesday, August 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
June 12, 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, Ron Branine, Angela Saraceno-Lyman, Julia Mora, Audrey Burney

ALSO PRESENT: John O’Leary, Gravis Law; Council Member Shayne VanDyke, City of Richland; Bryan Condon, Century West Engineering; Mike Wiemers, Karyn Wiemers

The following attendees attended via remote communications: Sheri Collins; Ashley Garza; Cassie Hammond; Joshua Lott, Anderson Perry

The Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Ron Branine 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 June 12, 2024 Commission meeting, approval of minutes from the May 14, 2024 Commission meeting, approval of minutes from the June 3, 2024 special Commission meeting, approval of vouchers and certifications, including payroll, for the month of May totaling \$894,760.49 and approval of Resolution 24-23, to cancel warrant no. 083133, which was printed in errors.

D. PUBLIC COMMENT:

There were no comments from the public.

E. PUBLIC HEARING

Commission President Scott Keller opened the public hearing at 8:33 a.m.

1. Receive public comment on the Six-Year Transportation Improvement Program for Years 2025-2030

Executive Director Diahann Howard explained that all public entities prepare annual Six-Year Transportation Program. The purpose of the plan is to identify transportation needs related to projects that are likely to be constructed within the next year period, noting that in order to receive state or federal funding, the project is required to be included on the list.

Howard highlighted the list of projects included in the current program.

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meeting materials and recordings.

Council Member Shayne Van Dyke stated that City of Richland is in the process of reviewing their own Six-Year TIP, which is posted on their website. Council Member requested a Port overview on the Port TIP at a future meeting.

Commission President Scott Keller closed the public hearing at 8:39 a.m.

F. ITEMS OF BUSINESS

1. Resolution 24-24, A Resolution of the Port of Benton Approving the Six-Year Transportation Improvement Program for the Years 2025-2030 Inclusive

Executive Director Diahann Howard stated that board approval of the Port of Benton Six-Year Transportation Improvement Program for the years 2025-2030 is required. Once approved, it will be presented to the Benton-Franklin Council of Governments.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 24-24, approving the 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

Executive Director Diahann Howard stated that the \$1.2 million was received through the state of Washington thanks to the efforts of Senator Matt Boehnke.

Howard explained that the funds will allow the Port to bring 3,000 new ties into the rail system.

Howard added that the 3,000 ties and the upcoming railroad crossing projects will allow the rail speeds to increase while also stabilizing the rail.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving Department of Commerce contract for a tie replacement project for \$1,221,500.00.

F. INFORMATION REPORTS:

1. Marketing Update

Public Information Officer Summers Miya provided an overview on recent marketing and communication highlights.

Miya reviewed the focus areas – North Horn Rapids, Vintners Village, USS Triton STEM tourism.

Primary Activities – Increase inquiries, create videos or write articles to highlight success stories of port district companies/people, increase USS Triton sail tours, major project communications, expand speaking engagements, enhance website.

Miya overviewed the goals and progress of each focus area.

Miya reviewed recent materials created along with ads placed.

Miya overviewed recent website updates, including the launching of the Opportunity Happens Here page, which highlights several port businesses and updates and additions to the USS Triton page.

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Miya reviewed recent articles about or mentioning the port, recent news releases and overviewed all presentations given thus far.

Miya reviewed highlights from the year so far, including Economic Development Week posts, Opportunity Happens Here launch, Prosser Community Awards banquet, KNDU Pastries with PIO event, Puget Sound Naval Shipyard tour, WPPA communications committee lunch & learn, Seattle Airport advertising in quarter three.

Miya noted that the port is supporting planning efforts for a Hanford Reach National Monument 25th anniversary event, which will take place summer 2025.

Miya pointed out the visual display set up in the room, displaying recently donated USS Triton artifacts, explaining that the donations have come in from Veterans and family members of Veterans who attended the reunion, or have heard of the Port's efforts with USS Triton education. Miya described the recent donations, commenting on the generosity and support of Triton Vets.

2. Grants Update

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

Item 4 – Railroad Improvements, Freight Rail Assistance Program (FRAP) Grant received through the state, which is a grant, as well as a loan. The grant is funded mainly through a grant but is going out to bid with final contract approval coming back at the July Commission meeting.

Item 10 – Records Room Organization. The Port was one of the 25 applicants out of 122 submissions to receive this award and one of the few to be fully funded. Grant expected to be awarded in June with work to begin in July.

Item 13 – Port Electrification. New to the list. \$26 million at the state level. Port to go in with phase I request for power at barge.

Items 11 & 12 – Congressional Directed Spending Requests. Federal requests, or earmarks.

Airport Grant Updates

Airport Manager Quentin Wright provided an overview on current airport projects, including Prosser pavement rehab and electrical replacement and Richland hangar and taxi lane construction.

Wright provided an updated on FAA funding, including lack of funding available. Wright explained that pavement at Prosser is critical and available funding will go toward pavement repair before electrical replacement. Wright stated that a public meeting related to Prosser Airport projects would be held in Prosser on Wednesday, July 10 with more information to follow.

Wright provided updates on Richland Airport projects, including the hangar taxi lane project, which is seeing increased cost and FAA issues related to what the FAA is able to continue funding.

Wright provided an update on the pavement rehab project at Richland, stating that they are looking at August 19 – October 18 and highlighted the scope of the project. Wright explained that the crosswind runway 826 is under question from the FAA on whether this runway is eligible for funding due to winds favoring the main runway 119.

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Wright explained that the Port plans to provide nine years of wind data to the FAA and explore different options with Century West.

Century West Engineer, Bryan Condon provided an overview of Century West recommendations regarding the wind data related to runway 826, including requesting a meeting with Tom Richards out of the FAA office in Seattle and requesting a reassessment in a year.

Quentin Wright added that the Port is committed to looking into alternatives for pavement maintenance, including renting the equipment or partnering with other agencies to get the necessary work completed.

Wright added that the Richland Airport hosted a great community Young Eagles event last weekend, which hosted over 90 kids.

Wright added that both airports also offer critical support for lifesaving and firefighting aircraft.

Conversation ensued regarding the changes at FAA, including changes in leadership.

G. COMMISSIONER REPORTS/COMMENTS

Commissioner Lori Stevens announced that she attended the recent Agricultural Viability Conference hosted by WSU and the Washington Department of Agriculture as well as the Tri-City Regional Chamber legislative update luncheon.

Commissioner Scott Keller stated that he attended the Washington Public Ports Association (WPPA) spring meeting, Visit Tri-Cities board meeting, including a separate one-on-one with Visit Tri-Cities CEO Kevin Lewis. Commissioner Keller added that he also attended the recent Chamber legislative update luncheon.

Commissioner Roy Keck stated that he also attended the WPPA spring meeting, where it was announced that the upcoming Commissioners' Seminar would be held in Richland. Commissioner Keck added that he also attended the Pacific Northwest Waterways Association summer meeting in Clarkston.

Conversation ensued on the current aviation gas tax topic discussed in recent meetings.

Executive Director Diahann Howard informed the Commission that she would like to request that Port of Pasco executive director, Randy Hayden and the Regional Chamber present to the Commission on the Ag subcommittee group and efforts.

H. DIRECTOR REPORTS/COMMENTS:

1. FINANCE DIRECTOR:

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

- Washington State Department of Retirement Systems Pension Contribution Review for 2023
- 2024 Standard Financial Information Review

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- April 2024 Year-to-Date Financial Review

Lubeck noted that there has been no significant change in the month-ending cash trends, adding that a large wire will go out next week for the acquisition of 3110 Port of Benton Blvd, with reimbursement to follow, per the Benton .09 funds.

Lubeck highlighted Accounts Payable and Receivables, including receivables over 90 days.

Lubeck reviewed year-to-date operating revenues and expenses through April 30, 2024, highlighting where the actuals were better or worse than budgeted.

Lubeck reviewed budget actuals, clarifying that Crow Butte labor is coming in higher than budgeted, which is likely because the team is doing a better job at tracking where they are allocating their time.

Lubeck reviewed 2345 Stevens Drive turnover costs and professional services.

Lubeck stated that the Port is tracking on budget.

2. PORT ATTORNEY:

Contract Port attorney John O’Leary provided the Commissioners an update on a recent incident at Vintners Village over Memorial Day weekend, noting that because the incident was a public safety concern, it is possible that a policy will need to be adopted to address those issues going forward.

3. EXECUTIVE DIRECTOR:

Executive Director Diahann Howard announced that the purchase of 3110 Port of Benton Blvd. will close on Thursday, June 13 and complimented the team.

Howard announced that she attended the Ag Transportation Convention in Tacoma, where she made several great connections.

Howard noted that she had the opportunity to present on the intermodal facility to the Freight Mobility Strategic Investment Board.

Howard stated that the waterfront and barge RFPs have been completed and the team is in the process of contracting for each.

Howard noted that she has reached out to EDA regarding Clore and how many avenues are available to private operators per the grant requirements.

Howard announced that the Port of Benton has been designated by the US Maritime as an M-84 location, which will be an administrative function only and is not a financial obligation.

Howard provided an update on the lease modification with American Rock.

Howard added that she is working with Director of Governmental Affairs, Cassie Hammond on an upcoming Tribal Nuclear Caucus as well as a site selection visit next week. Howard added that she will be presenting at an AAPA electrification event later this month.

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, including establishing a regular attendee for the Richland Chamber of

Commerce meetings and confirming the July 10, 2024 Commission date, which Commissioner Roy Keck will join remotely due to business travel.

K. EXECUTIVE SESSION: The regular Commission meeting was recessed at 10:02 a.m. and it was announced that an Executive Session would immediately commence at 10:03 a.m. for 5 minutes to discuss potential litigation.

The regular Commission meeting was reconvened at 10:09 a.m.

No action was required after the Executive Session.

L. ADJOURNMENT: The meeting was adjourned at 10:09 a.m. with an announcement that the next Port of Benton Commission meeting would take place on Wednesday, July 10, 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 June 2024**

**Jun-24
 Cash Disbursements
 Batch Totals**

General Expenses

Accounts Payable Warrants #:	83169	-	83300	\$ 989,305.12
Electronic Payments:				\$ 1,509,511.83
				<u>\$ 2,498,816.95</u>
Total General Expenses				<u>\$ 2,498,816.95</u>

\$ 989,305.12
<u>\$ 989,305.12</u>
Electronic Payments - Ot
\$ 3,139.92
\$ 1,506,371.91
\$ -
<u>\$ 1,509,511.83</u>

Payroll

Direct Deposit:				
ACH				\$ 112,090.51
Electronic Payments:				
IRS Payroll Tax Deposit				\$ 37,133.15
Other Payroll Related Payments				\$ 32,831.68
				<u>\$ 182,055.34</u>
Total Payroll				<u>\$ 182,055.34</u>

IRS Payroll Tax Deposit
18,589.05
18,544.10
\$ -
<u>\$ 37,133.15</u>
<u>2,568,781.78</u>

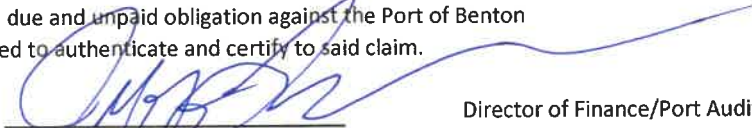
Total General Expenses and Payroll

\$ 2,680,872.29

Payroll Direct Deposit Ne
\$ 53,164.19
\$ 5,926.29
\$ 53,000.03
\$ -
<u>\$ 112,090.51</u>

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

Other Payroll Related Pa
\$ 2,132.14
\$ 2,691.41
\$ 22,628.22
\$ 2,132.14
\$ 2,997.77
\$ 250.00
\$ -
\$ -
\$ -
<u>\$ 32,831.68</u>

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

General Expenses

Accounts Payable Warrants #: 83169 - 83300 \$ 989,305.12

Electronic Payments: \$ 1,509,511.83
 Total General Expenses \$ 2,498,816.95

Payroll

Direct Deposit: ACH \$ 112,090.51
 Electronic Payments: IRS Payroll Tax Deposit \$ 37,133.15
 Other Payroll Related Payments \$ 32,831.68
 Total Payroll \$ 182,055.34

Total General Expenses and Payroll

\$ 2,680,872.29
 4,180,872.29

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

Jun-24			
Cash Disbursements			
Batch Totals			
\$ 989,305.12	Jun-24		
<u>\$ 989,305.12</u>			
Electronic Payments - Other Payment			
\$ 3,139.92	06/25/2024	May Excise	
\$ 1,506,371.91	06/13/2024		
\$ -			
<u>\$ 1,509,511.83</u>			
IRS Payroll Tax Deposit			
18,589.05	06/07/24	INTERNAL REVENUE SERVICE	
18,544.10	06/21/24	INTERNAL REVENUE SERVICE	
<u>\$ 37,133.15</u>			
<u>\$ 2,568,781.78</u>		Warrants, ACH, FedTax	
Payroll Direct Deposit Net Pay			
\$ 53,164.19	06/07/24	PORT OF BENTON EMPLOYEES	
\$ 5,926.29	06/07/24	PORT OF BENTON COMMISSIONERS	
\$ 53,000.03	06/21/24	PORT OF BENTON EMPLOYEES	
\$ -			
<u>\$ 112,090.51</u>			
Other Payroll Related Payments			
\$ 2,132.14	06/07/24	NATIONWIDE	
\$ 2,691.41	06/07/24	DCP	
\$ 22,628.22	06/10/24	May - PERS	
\$ 2,132.14	06/21/24	NATIONWIDE	
\$ 2,997.77	06/21/24	DCP	
\$ 250.00	06/21/24	WA STATE SUPPORT REGISTRY	
\$ -			
\$ -			
\$ -			
<u>\$ 32,831.68</u>			

Company name: Port of Benton
Report name: Check register
Created on: 7/2/2024

Bank	Date	Vendor	Document no.	Amount	Cleared	Electronic Payment
BCT MAIN - KeyBank National Association		Account no: 6631-6601101				
	6/4/2024	VEN00038--BANNER BANK - Credit Card	83169	3,943.62	In Transit	
	6/7/2024	VEN00044--BENTON PUD	83170	2,144.57	In Transit	
	6/7/2024	VEN00075--CASCADE NATURAL GAS CORP	83171	5,530.30	In Transit	
	6/7/2024	VEN00469--CENTURY WEST ENGINEERING CORP	83172	2,536.00	In Transit	
	6/7/2024	VEN00083--CENTURYLINK	83173	138.14	In Transit	
	6/7/2024	VEN00290--CI-PW, LLC (Paradise Bottled Water)	83174	93.40	In Transit	
	6/7/2024	VEN00071--CITY OF PROSSER	83175	6,782.20	In Transit	
	6/7/2024	VEN00089--CITY OF RICHLAND	83176	5.65	In Transit	
	6/7/2024	VEN00105--CONNELL OIL, INC	83177	2,927.81	In Transit	
	6/7/2024	VEN00113--CROWN PAPER & JANITORIAL INC.	83178	2,945.52	In Transit	
	6/7/2024	VEN00122--DEPT OF RETIREMENT SYSTEMS	PERS052024	0.00	In Transit	22,628.22
	6/7/2024	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP060724	0.00	In Transit	2,691.41
	6/7/2024	VEN00161--EXPRESS SERVICES, INC.	83179	5,020.61	In Transit	
	6/7/2024	VEN00166--FERGUSON ENTERPRISES, INC.	83180	55.03	In Transit	
	6/7/2024	VEN00601--GRAVIS LAW PLLC	83181	23,187.50	In Transit	
	6/7/2024	VEN00215--INTERNAL REVENUE SERVICE	6072024	0.00	In Transit	18,589.05
	6/7/2024	VEN00644--LEAF	83182	205.08	In Transit	
	6/7/2024	VEN00258--MOON SECURITY SERVICES, INC	83183	3,900.53	In Transit	
	6/7/2024	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW06072024		In Transit	2,132.14
	6/7/2024	VEN00288--PALMER ROOFING COMPANY	83184	45,827.10	In Transit	
	6/7/2024	VEN00299--PHASE 2 ELECTRIC, INC.	83185	8,863.09	In Transit	
	6/7/2024	VEN00652--RICHARD RHYNARD	83186	1,125.00	In Transit	
	6/7/2024	VEN00636--SENSKE LAWN & TREE CARE LLC	83187	326.10	In Transit	
	6/7/2024	VEN00694--SHARON B HOLDEN dba THE BALLIDIS GROUP	83188	8,750.00	In Transit	
	6/7/2024	VEN00703--SHERI COLLINS	83189	200.00	In Transit	
	6/7/2024	VEN00394--TREASURE VALLEY COFFEE	83190	96.64	In Transit	
	6/7/2024	VEN00414--VERIZON	83191	1,845.98	In Transit	
	6/7/2024	VEN00449--ZIPLY FIBER	83193	87.59	In Transit	
	6/7/2024	VEN00449--ZIPLY FIBER	83192	513.66	In Transit	
	6/10/2024	VEN00089--CITY OF RICHLAND	Voided - 08313	-765.00	In Transit	
	6/10/2024	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	Jun-24	0.00	In Transit	250.00
	6/13/2024	VEN00637--360 AUTOMOTIVE & REPAIR	83197	254.45	In Transit	
	6/13/2024	VEN00029--ARCHIBALD & COMPANY ARCHITECTS	83198	2,046.25	In Transit	
	6/13/2024	VEN00044--BENTON PUD	83199	1,061.01	In Transit	
	6/13/2024	VEN00053--BENTON RURAL ELEC ASSOCIATION	83200	839.79	In Transit	
	6/13/2024	VEN00469--CENTURY WEST ENGINEERING CORP	83201	80,451.28	In Transit	
	6/13/2024	VEN00089--CITY OF RICHLAND	83202	25,770.82	In Transit	
	6/13/2024	VEN00102--COLUMBIA BASIN PAPER & SUPPLY	83203	271.27	In Transit	
	6/13/2024	VEN00107--COOK'S ACE HARDWARE	83204	259.21	In Transit	
	6/13/2024	VEN00639--CWW LLC (COLUMBIA RAIL)	83205	180.00	In Transit	
	6/13/2024	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	83206	335.89	In Transit	
	6/13/2024	VEN00664--ELIZABETH RENZ	83207	1,800.00	In Transit	
	6/13/2024	VEN00591--ENERGY COMMUNITES ALLIANCE, INC.	83208	950.00	In Transit	
	6/13/2024	VEN00162--FARMERS EXCHANGE	83209	142.85	In Transit	
	6/13/2024	VEN00166--FERGUSON ENTERPRISES, INC.	83210	790.12	In Transit	
	6/13/2024	VEN00009--GEO WAY ACE HARDWARE	83211	461.40	In Transit	
	6/13/2024	VEN00419--GRAINGER	83212	60.72	In Transit	
	6/13/2024	VEN00196--HARBOR FREIGHT TOOLS, INC.	83213	18.47	In Transit	
	6/13/2024	VEN00200--HDR ENGINEERING, INC	83214	7,589.97	In Transit	
	6/13/2024	VEN00201--HEALTH CARE AUTHORITY	83215	34,118.57	In Transit	
	6/13/2024	VEN00202--HERC RENTALS INC.	83216	1,275.05	In Transit	
	6/13/2024	VEN00654--INLAND PORTS AND NAVIGATION GROUP	83217	10,000.00	In Transit	
	6/13/2024	VEN00686--JCG CONSULTING	83218	17,815.51	In Transit	
	6/13/2024	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	83219	5,353.59	In Transit	
	6/13/2024	VEN00291--KENNEWICK RANCH AND HOME	83220	484.70	In Transit	
	6/13/2024	VEN00236--LES SCHWAB TIRE CENTER STEVENS DR.	83221	578.16	In Transit	
	6/13/2024	VEN00261--MP CONSTRUCTION, INC.	83222	25,534.72	In Transit	
	6/13/2024	VEN00272--NORTHWEST RENTALS	83223	78.91	In Transit	
	6/13/2024	VEN00302--PLATT ELECTRIC SUPPLY, INC	83224	243.99	In Transit	

6/13/2024	VEN00305--POCKETINET COMMUNICATIONS, INC.	83225	240.00	In Transit	
6/13/2024	VEN00310--PROSSER CHAMBER OF COMMERCE	83226	2,815.00	In Transit	
6/13/2024	VEN00576--RDO EQUIPMENT CO	83227	153.17	In Transit	
6/13/2024	VEN00704--RICHLAND CHAMBER OF COMMERCE	83228	1,500.00	In Transit	
6/13/2024	VEN00337--SCALES NW LLC	83229	768.51	In Transit	
6/13/2024	VEN00359--STEEBER'S LOCK SERVICE, LLC	83230	39.13	In Transit	
6/13/2024	VEN00365--STRATTON SURVEYING & MAPPING	83231	1,772.50	In Transit	
6/13/2024	VEN00649--SWIFT CURRENT, LLC	83232	4,550.00	In Transit	
6/13/2024	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	83233	2,118.56	In Transit	
6/13/2024	VEN00376--TRI-CITY REGIONAL CHAMBER	83234	34.00	In Transit	
6/13/2024	VEN00399--TRIDEC, INC.	83235	10,416.65	In Transit	
6/13/2024	VEN00532--VIC'S AUTO PARTS & SUPPLY	83236	569.51	In Transit	
6/13/2024	VEN00140--WASHINGTON STATE DEPT OF TRANSPORTATION	83237	50,228.42	In Transit	
6/13/2024	VEN00449--ZIPLY FIBER	83239	250.53	In Transit	
6/13/2024	VEN00449--ZIPLY FIBER	83238	651.46	In Transit	
6/13/2024	Wire Transfer - Chicago Title				1,506,371.91
6/21/2024	VEN00006--ABADAN, INC	83243	212.39	In Transit	
6/21/2024	VEN00004--AMERICAN ASSOCIATION OF PORT AUTHORITIES	83244	14,473.00	In Transit	
6/21/2024	VEN00025--AMERICAN ROCK PRODUCTS, INC	83245	771.38	In Transit	
6/21/2024	VEN00038--BANNER BANK - Credit Card	83246	13,702.31	In Transit	
6/21/2024	VEN00044--BENTON PUD	83247	45.29	In Transit	
6/21/2024	VEN00059--BENTON-FRANKLIN HEALTH DEPT	83248	26.00	In Transit	
6/21/2024	VEN00707--BIG D'S CONSTRUCTION OF TRI-CITIES INC	83249	34,678.02	In Transit	
6/21/2024	VEN00075--CASCADE NATURAL GAS CORP	83250	231.27	In Transit	
6/21/2024	VEN00083--CENTURYLINK	83251	263.66	In Transit	
6/21/2024	VEN00321--CI INFORMATION MANAGEMENT	83252	47.82	In Transit	
6/21/2024	VEN00290--CI-PW, LLC (Paradise Bottled Water)	83253	40.19	In Transit	
6/21/2024	VEN00052--CITY OF BENTON CITY	83254	153.57	In Transit	
6/21/2024	VEN00234--CITY OF RICHLAND LANDFILL	83255	58.54	In Transit	
6/21/2024	VEN00077--COLUMBIA BASIN IT	83256	2,522.39	In Transit	
6/21/2024	VEN00706--CONSTRUCTION AHEAD INC	83257	1,560.22	In Transit	
6/21/2024	VEN00114--CRYSTAL SPRINGS	83258	2,935.85	In Transit	
6/21/2024	VEN00120--DBT TRANSPORTATION SERVICES LLC	83259	6,101.00	In Transit	
6/21/2024	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP062124	0.00	In Transit	2,997.77
6/21/2024	VEN00147--ECOMODUS, LLC	83260	36,481.66	In Transit	
6/21/2024	VEN00161--EXPRESS SERVICES, INC.	83261	1,872.95	In Transit	
6/21/2024	VEN00691--GRANITE CONSTRUCTION COMPANY	83262	193,937.11	In Transit	
6/21/2024	VEN00200--HDR ENGINEERING, INC	83263	21,337.44	In Transit	
6/21/2024	VEN00588--IC CONSULTING CORPORATION	83264	10,665.00	In Transit	
6/21/2024	VEN00215--INTERNAL REVENUE SERVICE	6212024	0.00	In Transit	18,544.10
6/21/2024	VEN00710--JOHN TREVINO	83265	1,710.16	In Transit	
6/21/2024	VEN00228--KELLER ROHRBACK LLP	83266	1,224.50	In Transit	
6/21/2024	VEN00229--KELLEY'S TELE-COMMUNICATION, INC.	83267	139.00	In Transit	
6/21/2024	VEN00672--KPFF, INC.	83268	28,183.55	In Transit	
6/21/2024	VEN00644--LEAF	83269	225.59	In Transit	
6/21/2024	VEN00490--MARY POTTER	83270	3,192.74	In Transit	
6/21/2024	VEN00258--MOON SECURITY SERVICES, INC	83271	64,435.68	In Transit	
6/21/2024	VEN00262--MR. ROOTER PLUMBING	83272	1,429.41	In Transit	
6/21/2024	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW06102024		In Transit	2,132.14
6/21/2024	VEN00297--PERSONAL TOUCH CLEANING, INC.	83273	19,865.74	In Transit	
6/21/2024	VEN00301--PITNEY BOWES, INC	83274	195.66	In Transit	
6/21/2024	VEN00592--PRO FIRE LLC	83275	70.60	In Transit	
6/21/2024	VEN00295--PROSSER ECON DEV ASSOCIATION	83276	12,500.00	In Transit	
6/21/2024	VEN00326--RGW ENTERPRISES P.C. INC	83277	15,260.00	In Transit	
6/21/2024	VEN00652--RICHARD RHYNARD	83278	2,250.00	In Transit	
6/21/2024	VEN00670--RIO GRANDE PACIFIC TECHNOLOGY, INC	83279	6,475.00	In Transit	
6/21/2024	VEN00365--STRATTON SURVEYING & MAPPING	83280	2,700.00	In Transit	
6/21/2024	VEN00709--TERESA HANCOCK	83281	7,208.91	In Transit	
6/21/2024	VEN00141--THE DRAIN SURGEON	83282	5,217.60	In Transit	
6/21/2024	VEN00385--THE HOME DEPOT CRC/GECF	83283	942.55	In Transit	
6/21/2024	VEN00402--UNDERGROUND CREATIVE, LLC	83284	1,750.00	In Transit	
6/21/2024	VEN00705--WASTE MANAGEMENT OF WASHINGTON INC	83285	2,606.41	In Transit	
6/21/2024	VEN00489--WAYNE POTTER	83286	3,036.75	In Transit	
6/21/2024	VEN00449--ZIPLY FIBER	83288	100.57	In Transit	
6/21/2024	VEN00449--ZIPLY FIBER	83287	379.43	In Transit	

6/25/2024	VEN00239--WASHINTGON STATE DEPT OF REVENUE	5/2024 B&O	0.00	In Transit	3,139.92
6/26/2024	VEN00100--COFFEY REFRIGERATION	83292	1,985.82	In Transit	
6/26/2024	VEN00639--CWW LLC (COLUMBIA RAIL)	83293	28,000.00	In Transit	
6/26/2024	VEN00161--EXPRESS SERVICES, INC.	83294	1,773.20	In Transit	
6/26/2024	VEN00540--GLACIER SUPPLY GROUP, LLC	83295	3,961.34	In Transit	
6/26/2024	VEN00258--MOON SECURITY SERVICES, INC	83296	391.32	In Transit	
6/26/2024	VEN00262--MR. ROOTER PLUMBING	83297	378.28	In Transit	
6/26/2024	VEN00711--NORTHWEST ANTHROPOLOGY LLC	83298	5,599.19	In Transit	
6/26/2024	VEN00341--SUPERIOR GLASS	83299	755.47	In Transit	
6/26/2024	VEN00399--TRIDEC,INC.	83300	2,083.33	In Transit	
Total for BCT MAIN			989,305.12		1,579,476.66

	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	The sidewalk and streetlights have been 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	Bids were received June 18th with Railworks Track Systems being the lowest responsive bid. Construction to start in late August 2024.
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. Design work will begin immediately for construction this fall.
7	RAISE	White Bluffs Southern Connection Rail	Federal \$8 million POB \$2 million	This project was not selected for award. CRISI request remains active; no decision until fall 2024

	Project	Description	Grants Pursued/Received	Comments
8	Benton County .09	TBC real property currently in negotiations	Benton County RCCF \$1.5 million	Approved February County Commission meeting; due diligence further inspection of property underway. Inspections completed, closing completed, reimbursement completed. This project is closed out and will be removed.
9	State Capital Request	Phase 1 intermodal rail yard	\$6 - \$10 million	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. Contracting completed work has begun July 2024.
11	Congressional Directed Spending Requests	Port of Benton White Bluffs Rail Project Modernization and Intermodal Facility.	\$5 million	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	\$5 million	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	\$2.7 million, 10% match \$300K POB	Application submitted July 8
14	CERB	2579 offices (RBP)	\$2.3 million	Meeting with CERB held to discuss project, application planned fall 2024 will require 20% match

Airports				
	Project	Description	Grants Pursued/Received	Comments
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.
17	WSDOT 5% Match	WSDOT assistance in paying half of Sponsors grant obligation	\$60,000 Match	Applied for Richland Runway and Apron Crack repair (#16) 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. 100% Design submitted to FAA. New construction estimate \$1.98M. Funds unavailable in 2024
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 complete, awaiting FAA review.

	Project	Description	Grants Pursued/Received	Comments
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

July

July 9-12	AAPA Smart Ports, Grand Hyatt Seattle			Roy
July 10	Prosser Airport Public Meeting	Walter Clore Center	5 p.m.	All who are able
July 10	Battelle Board – Energy Sciences Center @ PNNL, 4:30 – 5:30 p.m.			
July 11	Tri-Cities National Park Committee National Park Tour		8 a.m. - Noon	Roy on travel; Cassie to attend
July 16	Richland Chamber of Commerce Monthly Luncheon	La Bella Vita Kitchen, 1515 George Washington Way	11:30 a.m.	Scott
July 18	Prosser Chamber Board Meeting		7:30 a.m.	Lori
July 22-24	WPPA Commissioners Meeting	Courtyard by Marriott		Lori, Roy, Scott
July 23	Reach Museum 10 th Anniversary Members Appreciation Day & Reception	REACH Museum, 1943 Columbia Park Trail	4:30 – 6:30 p.m.	Diahann
July 24	Tri-City Regional Chamber of Commerce Monthly Luncheon			
July 25	TRIDEC Board Meeting			Roy

August

August 6	Prosser Chamber Luncheon	Cork & Taps	Noon	Lori
August 7	Prosser Economic Development Association Monthly Meeting	PEDA	5:30 p.m.	Lori
August 8	Tenant Appreciation BBQ	Walter Clore Center	11:30 a.m.	All
August 13	PNNL Grid Storage Launchpad Dedication	PNNL, 3370 Stevens Drive	10:30 a.m.	
August 14	Commission Meeting	Port Office	8:30 a.m.	All
August 20	Richland Chamber of Commerce Monthly Luncheon	La Bella Vita Kitchen, 1515 George Washington Way	11:30 a.m.	Scott
August 28	Visit Tri-Cities Board Meeting	7130 W. Grandridge Blvd.	7:30 a.m.	Scott