

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 and 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 February 12, 2025, to receive 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 in which your hands are raised. Press star + 6 (*6) when the host calls on you to unmute yourself.

**PORT OF BENTON
REGULAR COMMISSION MEETING
Agenda
8:30 a.m., February 12, 2025
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 of January 15, 2025, Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for the Month of January, Totaling \$1,872,223.59
4. Resolution 25-06, To Cancel Warrant No. 084105, in the Amount of \$55.80, Issued to Stoneway Electric, and Warrant No. 081736, in the Amount of \$25.00, Issued to Foodies on the Go, Both Warrants Have Been Deemed Lost

D. PUBLIC COMMENT

E. ITEMS OF BUSINESS

1. Resolution 25-09, Authorizing Support of an Application to the National Science Foundation Engines Program for the Northwest Energy Accelerator Regional Nuclear Innovation Engine
2. Welcome and Update from David Reeploeg, Hanford Communities
3. Approval of Contract Amendment to KPFF, State Route 240 Rail Crossing Project
4. Resolution 25-07, Approving a Ground Lease Modification Schedule with DBM, Inc. – Richland Airport
5. Resolution 25-08, Approving at 30-Year Lease Agreement with Two 10-Year Options to Renew with Butler Loop Ministorage, LLC – Richland Airport

F. INFORMATION REPORTS

1. Grants Update
2. Facilities 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, March 19, 2025**, at the Clore Center, 2140 Wine Country Road, Prosser, Washington. Visit portofbenton.com for notices and information.

**PORT OF BENTON
COMMISSION MEETING MINUTES
January 15, 2025**

A. CALL TO ORDER: The regular monthly meeting was called to order at 8:30 a.m. at the Port of Benton Commission room, 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, Brandin Lopez, Wally Williams, Audrey Burney, Julia Mora, Cassie Hammond

ALSO PRESENT: John O’Leary, Gravis Law; Jon Ray, Richland; Ashley Garza

The following attendees attended via remote communications: Jorge Celestino; Sheri Collins; Bryan Condon, Century West Engineering; Angela Saraceno-Lyman; Wendy Culverwell, Tri-City Herald; Rick Evans, Office of Senator Maria Cantwell; Nick Pullara; Shane Picker; Jeff (no last name given)

The Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Quentin Wright 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 January 15, 2025, Commission meeting, approval of minutes from the December 18, 2024, Commission meeting, approval of minutes from the January 6, 2025, Special Commission meeting, approval of vouchers and certifications, including payroll, for the month of December totaling \$1,692,135.55.

D. PUBLIC COMMENT:

There were no comments from the public.

E. ITEMS OF BUSINESS

1. Selection of Port of Benton Commission Officers

Commissioner Scott D. Keller suggested retaining the current Commission roles: Keller as President, Lori Stevens as Vice President, and Roy Keck as Secretary.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving the Port of Benton Commission officers for 2025, with Commissioner Scott D. Keller as President, Commissioner Lori Stevens as Vice President and Commissioner Roy D. Keck as Secretary.

Commissioner Scott D. Keller recessed the regular Commission meeting at 8:34 a.m. and opened the Economic Development Commission meeting at 8:34 a.m.

2. Economic Development Corporation (EDC): Approval of Minutes from January 10, 2024, EDC Meeting, Selection of Officers, Financial Overview

Executive Director Diahann Howard explained that the EDC is required per RCW and for bonding capability.

Director of Finance Jeff Lubeck noted that there was zero financial activity in 2024, and the EDC balance remains at \$6,095.

There was discussion about the EDC roles following in line with current Port of Benton roles.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving the selection of EDC officers for 2025, with Scott D. Keller serving as President, Lori Stevens serving as Vice President and Roy D. Keck serving as Secretary.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving the minutes from the January 10, 2024, EDC Meeting.

Commissioner Scott D. Keller adjourned the Economic Development Corporation meeting at 8:35 a.m. and reconvened the regular Commission meeting at 8:35 a.m.

3. Resolution 25-01, A Resolution of the Port of Benton Approving Delegation of Authority for the Executive Director and Her Designees

Legal counsel John O’Leary explained that Resolution 25-01 is offered pursuant RCW 53.12.270, seeking approval for the delegation for the executive director. O’Leary noted that no changes have been proposed from last year’s adopted resolution approving delegation of authority.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-01 and approving delegation of authority for the executive director and her designees.

4. Resolution 25-02, A Resolution of the Port of Benton Authorizing the Port Executive Director to Sell and Convey Surplus Property with Less Than \$22,830 Value

Director of Finance Jeff Lubeck explained that the state set the number at \$10,000, but the RCW was updated in 2024 to \$22,000. Part of the statute included an escalation every year based on the Seattle, Tacoma, and Bellevue area CPI. Lubeck explained that the increase for 2024 was 3.8%, which brings the updated surplus total to \$22,830.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-02, authorizing the Port executive director to sell and convey surplus property with less than \$22,830 value.

5. Resolution 25-03, A Resolution of the Port of Benton Authorizing a Utility Easement for Charter Communications (RIC)

Engineering & Development Manager Brandin Lopez explained that Resolution 25-03 formalizes the agreement approved at the last Commission meeting, which granted the motion for Charter Communications to install their utility.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 25-03, authorizing a utility easement for Charter Communications in the Richland Innovation Center.

6. Resolution 25-04, A Resolution of the Port of Benton Approving Telecommunication Access, Installation, Maintenance and Use Fee Agreement with Public Utility District No. 1 of Benton County

Engineering & Development Manager Brandin Lopez provided history on the agreement, which was formerly between the previous rail operator TCRY and Benton PUD. Lopez explained that the agreement will now be directly between the Port of Benton and Benton PUD, removing the operator.

Lopez provided details on the locations of the easements and explained that approval of Resolution 25-04 formalizes the agreement.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-04, approving telecommunication access, installation, maintenance and use fee agreement with Public Utility District No. 1 of Benton County.

7. Resolution 25-05, A Resolution of the Port of Benton Authorizing the Relocation of an Easement for the Transportation of Aggregate (RBP)

Engineering & Development Manager Brandin Lopez explained that Resolution 25-05 authorizes the Port to relocate the easement and relinquish the existing agreement.

Lopez provided details and visuals of the existing easement and future easement, which will not block access for future development. Lopez added that the agreement will allow the new conveyor belt system to move forward and start production.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 25-05, authorizing the relocation of an easement for the transportation of aggregate in the Richland Business Park.

8. Membership & Committee Review

Executive Director Diahann Howard noted that the current membership and committee list, which notes the port representative for each affiliation, was included in the packet.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving the current membership and committees of the Port of Benton Commission and staff.

9. Review Annual Conflict of Interest Form

Legal Counsel John O’Leary explained that pursuant to RCW, all employees and Commissioners must complete the conflict-of-interest form annually.

Commissioners were asked to complete their forms and return them to Summers Miya as soon as possible.

10. Authorization to Award Contract for Rail Ties Installation Project (RBP)

Executive Director Diahann Howard explained that this project is due to the 2023 legislative budget appropriation and a \$1.2 million grant was awarded.

Howard noted that the bid closed on January 14 and one bid was received from Railworks LLC for \$668,652.83, including sales tax. Howard added that this project will replace 3,000 rail ties and should be completed in less than 10 days.

Howard requested an additional \$30,000 to accommodate change requests.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, authorizing an award to contract for the rail ties installation project to Railworks, LLC for \$668,652.83, with approval for up to an additional \$30,000 in possible change requests.

11. Authorization to Award Contract with Senske, LLC for January 2025 – December 2026

Director of Facilities and Operations Ron Branine explained that one bid was received for herbicide, sterilant and rodent control services for 2025-2026, with Senske Lawn and Tree Care, Inc. providing a bid of \$100,000 a year for two years, for a total of \$200,000 for two years.

Branine added that the two-year contract total for 2023-2024 was \$195,671.41, pointing out the minimal increase.

Branine noted that the contract includes all port sites.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, authorizing a contract with Senske, LLC for January 2025 – December 2026 for \$100,000 a year, a total of \$200,000.

12. Amendment to Columbia Rail Operating Agreement

Executive Director Diahann Howard proposed a lease amendment that allows Columbia Rail to move to a month-to-month agreement, which allows the port more time to secure a long-term operator.

Howard provided a financial outlook:

- Current Payment - \$28,000/month
- Revised Fee - \$48,500/month
- Port Rent - \$14,037
- Net - \$34,463

Additional discussion ensued on ongoing negotiations with main lines on car charges to offset costs.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving an amendment to the Columbia Rail operating agreement.

F. INFORMATION REPORTS:

1. Grants Update

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

Item 5, RAISE – The port recently received notice of a \$9.5 million award to help support 12,000 more ties, which allows for heavier rail for our system and helps the port level set the rail asset to prepare to meet future needs and future economic development needs. Howard added that the project will begin after contracting has taken place.

Diahann Howard thanked Senators Cantwell and Murray, as well as the congressional delegation, for their continued support.

Howard thanked the Tri-City Herald for the recent article.

Item 6, State Capital Request – The \$240,000 award is pending the federal request noted in Item 8.

Item 8, Congressional Directed Spending Requests - \$3.55 million marked to support but awaiting final bill approval.

Item 11, NSF Engine – Grant is due February 11. Working with the community in a support role. Led by the State of Washington, Clean Tech Alliance clusters and VERTICAL cluster. \$160 million community grant to support acceleration of the nuclear supply chain.

Airport Manager Quentin Wright stated that he would provide any updates on projects once he receives notice related to any airport project.

2. Marketing & Communications Update

Public Information Officer Summers Miya provided a marketing and communications update.

Miya reviewed the 2024 focus areas and primary activities as: North Horn Rapids, Vintners Village, USS Triton STEM tourism, increase inquiries (real estate), create videos or write articles to highlight success stories of port district companies and people, increase USS Triton sail tours, major project communications, expand speaking engagements and enhance website.

Miya reviewed the progress of each goal, highlighting the 11% increase in Triton tours with a total of 501 tours given in 2024. Miya complimented Director of Marketing Wally Williams for conducting the majority of the tours.

Miya reviewed the tenants that were highlighted through features or spotlights, Tirridis Sparkling Wines ribbon cutting, Yellow Rose Nursery Opportunity Happens Here video, Columbia Rail video interview and JR Imaging, Entrepreneurial Awards.

Miya highlighted the 2024 presentations, pointing out the goal was 25 and 30 were performed.

Miya reviewed USS Triton outreach and highlights, including providing an update on the 2025 commemorative wall project.

Miya highlighted several events that took place in 2024. Miya noted that there were 27 articles or media features in 2024 related to a port asset or event.

Miya showcased several materials that were updated in 2024 and press releases, pointing out that 13 press releases were issued in the fourth quarter of 2024.

Miya reviewed the ads that were placed over the year and included a year-in-review highlight collage.

Miya pointed out that she works off a communications plan throughout the year and tracks everything, as many of the goals are measurable.

Miya reviewed the goals set in place for 2025.

Director of Marketing Wally Williams announced that he plans to retire on May 5 and complimented the team for being great to work with.

G. COMMISSIONER REPORTS/COMMENTS

Commissioner Roy D. Keck had no comments.

Commissioner Lori Stevens stated that the Prosser Community Awards banquet is coming up on the 27th of January and provided staffing updates for the Chamber.

Commissioner Scott D. Keller complimented the team on the recent announcement of the \$9.5 million RAISE grant.

Commissioner Keller voiced questions about the upcoming projects taking place on SR 240, requesting clear communication on the project so the public, including businesses are aware and prepared.

Commissioner Keller thanked the entire team for a great first year as Commissioner.

H. DIRECTOR REPORTS/COMMENTS:

1. FINANCE DIRECTOR:

Director of Finance Jeff Lubeck provided a financial status report.

Lubeck stated that late payment notices to tenants have been sent.

Lubeck stated that the property taxes have been finalized at \$3,165,675, which is \$1,380 lower than budgeted.

Lubeck noted that 2024 year-end is underway, provided an update on the DRS pension review and informed the Commission that the port is changing learning platforms from Enduris to Mozzo.

Lubeck provided an overview of cash, noting that continued volatility is expected due to the timing of large projects, grant expenditures, and grant reimbursements.

Lubeck stated that December 2024 cash receipts were at \$2.4 million, with \$927,000 in airport grant reimbursements.

December 2024 cash disbursements were \$1,692,136, with \$37,550 in outstanding Accounts Payable.

Lubeck provided an overview of the Accounts Receivable balances.

Commissioner Keller questioned the status of the audit. Lubeck noted that he is working with the State Auditor's Office to get things scheduled.

2. PORT ATTORNEY:

Contract Port attorney John O'Leary stated that phase one of the Richland land exchange deeds have been recorded, which was the first major project he worked on as General Counsel for the Port. He commended the team for their work on the project.

3. EXECUTIVE DIRECTOR:

Executive Director Diahann Howard complimented contractor Ashley Garza on all her efforts on Phase 1 of the Industrial land exchange with the City of Richland.

Howard complimented Director of Governmental Relations Cassie Hammond on her legislative efforts.

Howard provided real estate updates related to the land exchange, as well as other leases throughout the port district.

Howard stated that she recently presented to the Washington State Department of Transportation Commission, with the conversation being on green ports and green jobs.

Howard provided an update on recent meetings she has participated in.

Howard noted that at the end of the month, she will be working from home to tend to family health needs.

Howard provided an update that the strategic plan strategy per the budget will get drafted and put out to bid and stated that monthly 1:1 meetings will be scheduled through Summers Miya for each Commissioner before each Commission meeting.

I. FOR THE GOOD OF THE ORDER

There was no discussion about the upcoming meeting and events.

J. EXECUTIVE SESSION: The regular Commission meeting was recessed at 9:45 a.m. It was announced that an Executive Session would commence at 9:45 a.m. for 10 minutes to discuss personnel and potential litigation. It was noted that the regular meeting would be reconvened at 9:55 a.m.

At 9:55 a.m., it was announced that an additional 10 minutes was needed.

At 10:05 a.m., it was announced that an additional 5 minutes was needed.

At 10:10 a.m., it was announced that an additional 5 minutes was needed.

The regular Commission meeting was reconvened at 10:14 a.m.

K. ADJOURNMENT: No action was required. The meeting was adjourned at 10:14 a.m. with an announcement that the next regular Port of Benton Commission meeting would be held at 8:30 a.m. on Wednesday, February 12, 2025, at the Port of Benton Commission meeting room located at 3250 Port of Benton Blvd., Richland, Washington.

Roy Keck, Commission Secretary

**Port of Benton, Benton County, Washington
Voucher Certification and Approval
for the Month of January 2025**

General Expenses

Accounts Payable Warrants #:	84119	-	84313		\$ 1,406,734.13
Electronic Payments:					\$ 171,113.14
Total General Expenses					\$ 1,577,847.27

Payroll

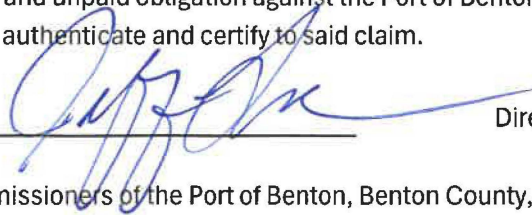
Direct Deposit:					
ACH					\$ 186,656.08
Electronic Payments:					
IRS Payroll Tax Deposit					\$ 71,009.04
Other Payroll Related Payments					\$ 36,711.20
Total Payroll					\$ 294,376.32

Total General Expenses and Payroll

\$ 1,872,223.59

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 _____, 2025.

	President
	Vice President
	Secretary

Company name: Port of Benton
Report name: Check register
Created on: 2/6/2025

Bank	Date	Payee	Document no.	Amount	Cleared	ACHH Payment
	1/3/2025	VEN00637--360 AUTOMOTIVE & REPAIR	84119	190.71	In Transit	
	1/3/2025	VEN00006--ABADAN, INC	84120	225.64	In Transit	
	1/3/2025	VEN00044--BENTON PUD	84121	95.88	In Transit	
	1/3/2025	VEN00740--BRIAN BRENDEL	84122	4,899.12	In Transit	
	1/3/2025	VEN00715--BUSINESS STREET LLC	84123	35,000.00	In Transit	
	1/3/2025	VEN00075--CASCADE NATURAL GAS CORP	84124	46,327.49	In Transit	
	1/3/2025	VEN00469--CENTURY WEST ENGINEERING CORP	84125	20,558.25	In Transit	
	1/3/2025	VEN00083--CENTURYLINK	84126	276.28	In Transit	
	1/3/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water)	84127	209.59	In Transit	
	1/3/2025	VEN00642--CLEAN HARBORS GOVERNEMENTAL SERVICES	84128	1,811.55	In Transit	
	1/3/2025	VEN00700--CLIFTON LARSON ALLEN LLP	84129	13,584.32	In Transit	
	1/3/2025	VEN00105--CONNELL OIL, INC	84130	1,502.99	In Transit	
	1/3/2025	VEN00107--COOK'S ACE HARDWARE	84131	33.94	In Transit	
	1/3/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	84132	28,000.00	In Transit	
	1/3/2025	VEN00143--DSD BUSINESS SYSTEMS	84133	211.97	In Transit	
	1/3/2025	VEN00738--EASTERN WASHINGTON UNIVERSITY	84134	12,000.00	In Transit	
	1/3/2025	VEN00157--ENDURIS WASHINGTON	84135	41,858.00	In Transit	
	1/3/2025	VEN00161--EXPRESS SERVICES, INC.	84136	3,103.11	In Transit	
	1/3/2025	VEN00166--FERGUSON ENTERPRISES, INC.	84137	101.57	In Transit	
	1/3/2025	VEN00180--GENSCO, INC	84138	676.49	In Transit	
	1/3/2025	VEN00009--GEO WAY ACE HARDWARE	84139	519.16	In Transit	
	1/3/2025	VEN00540--GLACIER SUPPLY GROUP, LLC	84140	92.94	In Transit	
	1/3/2025	VEN00419--GRAINGER	84141	206.68	In Transit	
	1/3/2025	VEN00601--GRAVIS LAW PLLC	84142	300.00	In Transit	
	1/3/2025	VEN00739--GREGORY SCHNEIDER	84143	200.00	In Transit	
	1/3/2025	VEN00201--HEALTH CARE AUTHORITY	84144	114,360.96	In Transit	
	1/3/2025	VEN00222--JOHN DEERE FINANCIAL (RDO EQUIPMENT)	84145	257.73	In Transit	
	1/3/2025	VEN00701--KENBRIO INC	84146	4,609.76	In Transit	
	1/3/2025	VEN00291--KENNEWICK RANCH AND HOME	84147	205.47	In Transit	
	1/3/2025	VEN00737--KOPPERS INC	84148	262,263.76	In Transit	
	1/3/2025	VEN00672--KPFF, INC.	84149	16,417.22	In Transit	
	1/3/2025	VEN00644--LEAF	84150	52.04	In Transit	
	1/3/2025	VEN00236--LES SCHWAB TIRE CENTER STEVENS DR.	84151	263.03	In Transit	
	1/3/2025	VEN00510--LIFESECURE INSURANCE COMPANY	84152	573.36	In Transit	
	1/3/2025	VEN00490--MARY POTTER	84153	200.00	In Transit	
	1/3/2025	VEN00249--MAUL FOSTER ALONGI, INC	84154	5,470.98	In Transit	
	1/3/2025	VEN00380--MCCLATCHY COMPANY	84155	1,555.92	In Transit	
	1/3/2025	VEN00594--NORTH WEST RESTORATION	84156	65.00	In Transit	
	1/3/2025	VEN00299--PHASE 2 ELECTRIC, INC.	84157	1,744.29	In Transit	
	1/3/2025	VEN00305--POCKETINET COMMUNICATIONS, INC.	84158	240.00	In Transit	
	1/3/2025	VEN00295--PROSSER ECON DEV ASSOCIATION	84159	12,500.00	In Transit	
	1/3/2025	VEN00315--PURCHASE POWER	84160	108.87	In Transit	
	1/3/2025	VEN00694--SHARON B HOLDEN dba THE BALLIDIS GROUP	84161	1,149.11	In Transit	
	1/3/2025	VEN00352--SMARSH, INC.	84162	23.04	In Transit	
	1/3/2025	VEN00370--SUNBELT RENTALS	84163	1,035.09	In Transit	
	1/3/2025	VEN00649--SWIFT CURRENT, LLC	84164	1,960.00	In Transit	
	1/3/2025	VEN00377--TRI-CITY AREA JOURNAL OF BUSINESS	84165	5,065.00	In Transit	
	1/3/2025	VEN00727--VALLEY WIDE COOPERATIVE INC	84166	450.57	In Transit	
	1/3/2025	VEN00414--VERIZON	84167	1,970.37	In Transit	

1/3/2025	VEN00741--VERONICA SERNA	84168	2,220.00	In Transit	
1/3/2025	VEN00532--VIC'S AUTO PARTS & SUPPLY	84169	177.14	In Transit	
1/3/2025	VEN00430--WASHINGTON ECONOMIC DEVELOPMENT ASSOCI/	84170	400.00	In Transit	
1/3/2025	VEN00675--WEMCO INC,	84171	15,766.05	In Transit	
1/3/2025	VEN00449--ZIPLY FIBER	84172	85.34	In Transit	
1/3/2025	VEN00449--ZIPLY FIBER	84173	105.70	In Transit	
1/3/2025	VEN00449--ZIPLY FIBER	84174	251.30	In Transit	
1/3/2025	VEN00449--ZIPLY FIBER	84175	402.09	In Transit	
1/3/2025	VEN00449--ZIPLY FIBER	84176	544.12	In Transit	
1/3/2025	VEN00449--ZIPLY FIBER	84177	706.48	In Transit	
1/3/2025	VEN00449--ZIPLY FIBER	84178	544.12	In Transit	
1/3/2025	VEN00449--ZIPLY FIBER	84179	84.82	In Transit	
1/3/2025	10040--Saraceno Lyman, Angela	84180	200.00	In Transit	
1/3/2025	10041--Burney, Audrey	84181	481.29	In Transit	
1/3/2025	10042--Lopez, Brandin	84182	531.45	In Transit	
1/3/2025	10006--Howard, Diahann	84183	275.98	In Transit	
1/3/2025	10031--Lubeck, Jeffrey	84184	90.98	In Transit	
1/3/2025	10033--Mora, Julia	84185	83.99	In Transit	
1/3/2025	10007--Keck, Roy	84186	1,330.14	In Transit	
1/3/2025	10037--Keller, Scott	84187	705.72	In Transit	
1/3/2025	VEN00215--INTERNAL REVENUE SERVICE	01032024FT		In Transit	19,952.81
1/3/2025	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	010325DSHS		In Transit	100.00
1/3/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP1032025		In Transit	4,099.89
1/3/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW01032025		In Transit	1,871.08
1/8/2025	VEN00743--COLUMBIA MOTORS	84188	31,306.29	In Transit	
1/14/2025	VEN00742--AQUATECHNEX LLC	84189	595.00	In Transit	
1/14/2025	VEN00058--BENTON-FRANKLIN COUNCIL	84190	12,001.00	In Transit	
1/14/2025	VEN00551--CASCADE SIGN & FABRICATION	84191	2,953.38	In Transit	
1/14/2025	VEN00077--COLUMBIA BASIN IT	84192	1,609.88	In Transit	
1/14/2025	VEN00105--CONNELL OIL, INC	84193	1,173.88	In Transit	
1/14/2025	VEN00108--CORWIN FORD TRI-CITIES	84194	59,536.49	In Transit	
1/14/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	84195	28,000.00	In Transit	
1/14/2025	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	84196	571.71	In Transit	
1/14/2025	VEN00147--ECOMODUS, LLC	84197	1,759.00	In Transit	
1/14/2025	VEN00664--ELIZABETH RENZ	84198	2,025.00	In Transit	
1/14/2025	VEN00161--EXPRESS SERVICES, INC.	84199	1,839.70	In Transit	
1/14/2025	VEN00166--FERGUSON ENTERPRISES, INC.	84200	55.37	In Transit	
1/14/2025	VEN00180--GENSCO, INC	84201	134.79	In Transit	
1/14/2025	VEN00009--GEO WAY ACE HARDWARE	84202	122.05	In Transit	
1/14/2025	VEN00540--GLACIER SUPPLY GROUP, LLC	84203	113.95	In Transit	
1/14/2025	VEN00601--GRAVIS LAW PLLC	84204	15,950.00	In Transit	
1/14/2025	VEN00745--INGERSOLL-RAND INDUSTRIAL U.S. INC	84205	832.53	In Transit	
1/14/2025	VEN00492--INLAND ASPHALT COMPANY	84206	133,469.13	In Transit	
1/14/2025	VEN00222--JOHN DEERE FINANCIAL (RDO EQUIPMENT)	84207	184.22	In Transit	
1/14/2025	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	84208	332.81	In Transit	
1/14/2025	VEN00291--KENNEWICK RANCH AND HOME	84209	54.34	In Transit	
1/14/2025	VEN00380--MCCLATCHY COMPANY	84210	1,396.65	In Transit	
1/14/2025	VEN00258--MOON SECURITY SERVICES, INC	84211	821.97	In Transit	
1/14/2025	VEN00303--PACIFIC NW WATERWAYS ASSOC.	84212	10,691.00	In Transit	
1/14/2025	VEN00301--PITNEY BOWES, INC	84213	195.66	In Transit	
1/14/2025	VEN00592--PRO FIRE LLC	84214	1,182.06	In Transit	
1/14/2025	VEN00310--PROSSER CHAMBER OF COMMERCE	84215	1,000.00	In Transit	
1/14/2025	VEN00717--SCHINDLER ELEVATOR dba ELTEC SYSTEMS	84216	2,174.00	In Transit	

1/14/2025	VEN00636--SENSKE LAWN & TREE CARE LLC	84217	1,298.97	In Transit	
1/14/2025	VEN00359--STEEBER'S LOCK SERVICE, LLC	84218	292.40	In Transit	
1/14/2025	VEN00372--SUNNYSIDE VALLEY IRRIGATION DISTRICT	84219	6,150.22	In Transit	
1/14/2025	VEN00369--SUNWEST SPORTSWEAR	84220	274.75	In Transit	
1/14/2025	VEN00341--SUPERIOR GLASS	84221	885.91	In Transit	
1/14/2025	VEN00346--THE SHERWIN-WILLIAMS CO.	84222	32.65	In Transit	
1/14/2025	VEN00622--TOTAL ENERGY MANAGEMENT & HVAC SERVICES I	84223	5,228.00	In Transit	
1/14/2025	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	84224	2,880.55	In Transit	
1/14/2025	VEN00532--VIC'S AUTO PARTS & SUPPLY	84225	48.89	In Transit	
1/14/2025	VEN00424--WASHINGTON AIRPORT MGMT. ASSOC	84226	75.00	In Transit	
1/14/2025	VEN00358--WASHINGTON STATE AUDITOR'S OFFICE	84227	2,921.10	In Transit	
1/14/2025	VEN00615--WASHINGTON WINEGROWERS ASSOCIATION	84228	1,225.00	In Transit	
1/14/2025	10020--Miya, Summers	84229	345.96	In Transit	
1/17/2025	VEN00215--INTERNAL REVENUE SERVICE	01172025FT		In Transit	2,880.55
1/17/2025	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	011725DSHS		In Transit	100.00
1/17/2025	VEN00215--INTERNAL REVENUE SERVICE	11725FT BW		In Transit	25,926.94
1/17/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP1172025		In Transit	4,207.82
1/3/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW01172025		In Transit	1,918.34
1/23/2025	VEN00025--AMERICAN ROCK PRODUCTS, INC	84230	1,113.82	In Transit	
1/23/2025	VEN00692--ARCHBRIGHT	84231	4,740.00	In Transit	
1/23/2025	VEN00044--BENTON PUD	84232	3,856.07	In Transit	
1/23/2025	VEN00053--BENTON RURAL ELEC ASSOCIATION	84233	635.08	In Transit	
1/23/2025	VEN00075--CASCADE NATURAL GAS CORP	84234	3,077.16	In Transit	
1/23/2025	VEN00469--CENTURY WEST ENGINEERING CORP	84235	7,274.51	In Transit	
1/23/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water)	84236	62.97	In Transit	
1/23/2025	VEN00052--CITY OF BENTON CITY	84237	186.18	In Transit	
1/23/2025	VEN00071--CITY OF PROSSER	84238	6,385.99	In Transit	
1/23/2025	VEN00089--CITY OF RICHLAND	84239	31,163.91	In Transit	
1/23/2025	VEN00089--CITY OF RICHLAND	84240	316.24	In Transit	
1/23/2025	VEN00077--COLUMBIA BASIN IT	84241	2,598.88	In Transit	
1/23/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	84242	1,858.77	In Transit	
1/23/2025	VEN00143--DSD BUSINESS SYSTEMS	84243	52.99	In Transit	
1/23/2025	VEN00143--DSD BUSINESS SYSTEMS	84244	1,630.50	In Transit	
1/23/2025	VEN00588--IC CONSULTING CORPORATION	84245	9,000.00	In Transit	
1/23/2025	VEN00225--JUB ENGINEERS, INC	84246	1,700.00	In Transit	
1/23/2025	VEN00291--KENNEWICK RANCH AND HOME	84247	186.52	In Transit	
1/23/2025	VEN00737--KOPPERS INC	84248	68,271.21	In Transit	
1/23/2025	VEN00297--PERSONAL TOUCH CLEANING, INC.	84249	19,449.24	In Transit	
1/23/2025	VEN00301--PITNEY BOWES, INC	84250	217.00	In Transit	
1/23/2025	VEN00306--PROMINENCE PUBLIC RELATIONS	84251	6,700.00	In Transit	
1/23/2025	VEN00315--PURCHASE POWER	84252	253.08	In Transit	
1/23/2025	VEN00326--RGW ENTERPRISES P.C. INC	84253	13,930.00	In Transit	
1/23/2025	VEN00464--ROCKABILLY ROASTING CO.	84254	95.00	In Transit	
1/23/2025	VEN00334--SANITARY DISPOSAL, INC.	84255	1,849.26	In Transit	
1/23/2025	VEN00352--SMARSH, INC.	84256	19.29	In Transit	
1/23/2025	VEN00709--TERESA HANCOCK	84257	2,400.00	In Transit	
1/23/2025	VEN00385--THE HOME DEPOT CRC/GEFC	84258	372.98	In Transit	
1/23/2025	VEN00376--TRI-CITY REGIONAL CHAMBER	84259	288.00	In Transit	
1/23/2025	VEN00402--UNDERGROUND CREATIVE, LLC	84260	2,050.00	In Transit	
1/23/2025	VEN00410--USDA APHIS	84261	7,063.05	In Transit	
1/23/2025	VEN00746--VERIZON CONNECT FLEET USA LLC	84262	679.42	In Transit	
1/23/2025	VEN00570--VITAL RECORDS CONTROL	84263	301.46	In Transit	
1/23/2025	VEN00570--VITAL RECORDS CONTROL	84264	643.21	In Transit	

1/23/2025	VEN00440--WASHINGTON PUBLIC PORTS ASSOCIATION	84265	4,875.00	In Transit	
1/23/2025	VEN00447--YAKIMA HERALD-REPUBLIC	84266	1,152.60	In Transit	
1/23/2025	10041--Burney, Audrey	84267	53.60	In Transit	
1/23/2025	10036--Scaroni, Christopher	84268	300.00	In Transit	
1/23/2025	10011--Alley, John	84269	95.79	In Transit	
1/23/2025	10026--Stevens, Lori	84270	48.91	In Transit	
1/25/2025	VEN00239--WASHINTGON STATE DEPT OF REVENUE	12/2024B&O		In Transit	1,740.69
1/30/2025	VEN00637--360 AUTOMOTIVE & REPAIR	84271	334.38	In Transit	
1/30/2025	VEN00006--ABADAN, INC	84272	190.46	In Transit	
1/30/2025	VEN00012--AFLAC	84273	1,083.72	In Transit	
1/30/2025	VEN00038--BANNER BANK - Credit Card	84274	11,566.51	In Transit	
1/30/2025	VEN00544--BENTON CITY CHAMBER OF COMMERCE	84275	350.00	In Transit	
1/30/2025	VEN00075--CASCADE NATURAL GAS CORP	84276	50,049.60	In Transit	
1/30/2025	VEN00083--CENTURYLINK	84277	129.21	In Transit	
1/30/2025	VEN00321--CI INFORMATION MANAGEMENT	84278	49.26	In Transit	
1/30/2025	VEN00234--CITY OF RICHLAND LANDFILL	84279	163.68	In Transit	
1/30/2025	VEN00092--CLARK HILL PLC	84280	900.00	In Transit	
1/30/2025	VEN00642--CLEAN HARBORS GOVERNEMENTAL SERVICES	84281	4,937.79	In Transit	
1/30/2025	VEN00105--CONNELL OIL, INC	84282	1,925.64	In Transit	
1/30/2025	VEN00747--CS EQUIPMENT SALES LLC	84283	2,805.20	In Transit	
1/30/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	84284	3,600.00	In Transit	
1/30/2025	VEN00664--ELIZABETH RENZ	84285	300.00	In Transit	
1/30/2025	VEN00683--ELLISON EARTHWORKS LLC	84286	2,379.62	In Transit	
1/30/2025	VEN00161--EXPRESS SERVICES, INC.	84287	2,748.47	In Transit	
1/30/2025	VEN00166--FERGUSON ENTERPRISES, INC.	84288	15.60	In Transit	
1/30/2025	VEN00643--HARMER STEEL PRODUCTS COMPANY	84289	3,913.20	In Transit	
1/30/2025	VEN00200--HDR ENGINEERING, INC	84290	8,358.56	In Transit	
1/30/2025	VEN00729--HIGH FIVE MOTORSPORTS LLC	84291	3,153.34	In Transit	
1/30/2025	VEN00744--HOOPES WELL DRILLING LLC	84292	25,001.00	In Transit	
1/30/2025	VEN00654--INLAND PORTS AND NAVIGATION GROUP	84293	10,000.00	In Transit	
1/30/2025	VEN00249--MAUL FOSTER ALONGI, INC	84294	8,136.28	In Transit	
1/30/2025	VEN00258--MOON SECURITY SERVICES, INC	84295	3,142.47	In Transit	
1/30/2025	VEN00711--NORTHWEST ANTHROPOLOGY LLC	84296	3,526.58	In Transit	
1/30/2025	VEN00471--OSBORN CONSTRUCTION & DESIGN, LLC	84297	4,608.88	In Transit	
1/30/2025	VEN00288--PALMER ROOFING COMPANY	84298	8,282.94	In Transit	
1/30/2025	VEN00603--PARAMOUNT COMMUNICATIONS, INC	84299	3,084.18	In Transit	
1/30/2025	VEN00299--PHASE 2 ELECTRIC, INC.	84300	3,485.59	In Transit	
1/30/2025	VEN00302--PLATT ELECTRIC SUPPLY, INC	84301	225.84	In Transit	
1/30/2025	VEN00306--PROMINENCE PUBLIC RELATIONS	84302	2,700.00	In Transit	
1/30/2025	VEN00550--SAGACITY MEDIA, INC.	84303	5,117.00	In Transit	
1/30/2025	VEN00636--SENSEK LAWN & TREE CARE LLC	84304	565.25	In Transit	
1/30/2025	VEN00141--THE DRAIN SURGEON	84305	896.78	In Transit	
1/30/2025	VEN00748--TOWN SQUARE PUBLICATIONS LLC	84306	1,000.00	In Transit	
1/30/2025	VEN00376--TRI-CITY REGIONAL CHAMBER	84307	400.00	In Transit	
1/30/2025	VEN00399--TRIDEC, INC.	84308	5,000.00	In Transit	
1/30/2025	VEN00440--WASHINGTON PUBLIC PORTS ASSOCIATION	84309	11,763.00	In Transit	
1/30/2025	VEN00449--ZIPLY FIBER	84310	105.31	In Transit	
1/30/2025	VEN00449--ZIPLY FIBER	84311	402.90	In Transit	
1/30/2025	10036--Scaroni, Christopher	84312	42.00	In Transit	
1/30/2025	10031--Lubeck, Jeffrey	84313	90.98	In Transit	
1/31/2025	VEN00215--INTERNAL REVENUE SERVICE	13125FT BW		In Transit	22,248.74
1/31/2025	VEN00239--WASHINTGON STATE DEPT OF REVENUE	24-Q4LET		In Transit	169,372.45
1/31/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP1312025		In Transit	4,368.05

1/31/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW01312025	In Transit	1,918.34
1/31/2025	VEN00443--WASHINGTON STATE EMPLOYMENT SECURITY DEF	Q4-2024SUI	In Transit	1,521.78
1/31/2025	VEN00171--EMPLOYMENT SECURITY DEPT	Q4-24CARES	In Transit	2,050.11
1/31/2025	VEN00444--WASHINGTON STATE DEPT OF LABOR & INDUSTRI	Q4-24LNI	In Transit	12,029.93
1/31/2025	VEN00171--EMPLOYMENT SECURITY DEPT	Q4-24-PFML	In Transit	2,525.86

Total for BCT MAIN

1,406,734.13

278,833.38

RESOLUTION 25-06
A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
TO CANCEL WARRANTS

WHEREAS, General Expense Fund Warrant No. 084105, in the amount of \$55.80 issued to Stoneway Electric, and General Expense Fund Warrant No. 081736, in the amount of \$25.00, issued to Foodies on the Go, these warrants have been deemed lost; and

WHEREAS, said warrants are hereby considered to be canceled, and the Port Commission wishes to remove these warrants from the active accounting records; and

NOW THEREFORE, the Port Commission hereby resolves to cancel Warrant No. 084105 and Warrant No. 081736.

THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 12th day of February 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

RESOLUTION 25-07

A RESOLUTION OF THE PORT OF BENTON APPROVING A GROUND LEASE MODIFICATION RATE SCHEDULE WITH DBM, INC.

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

WHEREAS, the PORT and DBM, Inc. entered into a ground lease, dated May 1st, 1994, to lease that certain Premises located at the Richland Airport (the "Property") that originally consisted of approximately 3.75 acres within the Port of Benton's "Richland Airport", as described in its Comprehensive Plan of Harbor Improvements (the "Lease").

WHEREAS, the parties entered into a modification of the lease, dated January 1, 1997 to reduce the Property to 1.66 acres ("Modification 1"); and

WHEREAS, the parties entered into a modification of the lease, dated October 29, 2017 to incorporate an exhibit for the 1.66 acres ("Modification 2"); and

WHEREAS, the parties wish to enter into a third lease modification ("Modification 3"), attached hereto, which reduces the leased premises to .86 acres (37,800 sf) and contains a Five (5) year rent schedule, as set forth below, with rent for the succeeding three-year period adjusted by Commission approved rates that are established for the Richland Airport, as stated therein while affirming the remaining terms and provision to the Lease.

Year	Period	Base Rent	Leasehold excise tax	Total Rent
1	5/1/2024 – 4/30/2024	\$6,342.95	\$814.43	\$7,157.38
2	5/1/2025 – 4/30/2026	\$7,203.50	\$924.93	\$8,128.43
3	5/1/2026 – 4/30/2027	\$8,064.06	\$1,035.43	\$9,099.49
4	5/1/2027 – 4/30/2028	\$8,924.62	\$1,145.92	\$10,070.54
5	5/1/2028 – 4/30/2029	\$9,785.17	\$1,256.42	\$11,041.59

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 the Port attorney have reviewed the proposed Modification 3 and find it is in proper form and it is in the Port's best interest; and

WHEREAS, after consideration of the attached Modification 3, the Port Commission has determined that the lease modification is proper.

NOW, THEREFORE, BE IT RESOLVED that the Port of Benton Commission hereby approves Modification 3 with DBM Inc. as presented and authorizes the Port's Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 12th day of February 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

EXHIBIT A
Resolution 25-07
0.86 Acres (37,800 sf)/ 1838 Terminal Drive



1838 TERMINAL DRIVE
PROPOSED LEASE AREA
10/23/2024

POB NOTE:
SITE EXHIBIT PROVIDED FOR DISCUSSION AND
PRELIMINARY PLANNING PURPOSES. DATA
PROVIDED HEREON SHOULD BE VERIFIED PRIOR
TO SITE DESIGN

RESOLUTION 25-08

**A RESOLUTION OF THE PORT OF BENTON APPROVING A
THIRTY YEAR LEASE AGREEMENT WITH TWO, TEN YEAR OPTIONS TO
RENEW WITH
BUTLER LOOP MINI STORAGE, LLC**

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

WHEREAS, Butler Loop Mini Storage, LLC desires to terminate their current lease and enter into a new ground lease that consists of 1.79 acres of real property situated in the Port's Richland Airport as described in its Comprehensive Plan of Improvements.

WHEREAS, a thirty (30) year lease with two (2) ten-year options to renew with Butler Loop Mini Storage is effective March 1, 2025, has been negotiated by Port staff; 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 the Port attorney 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.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Port of Benton Commission hereby approves a Thirty (30) year lease with two (2) ten-year options to renew with Butler Loop Mini Storage, LLC as presented and authorizes the Port's Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

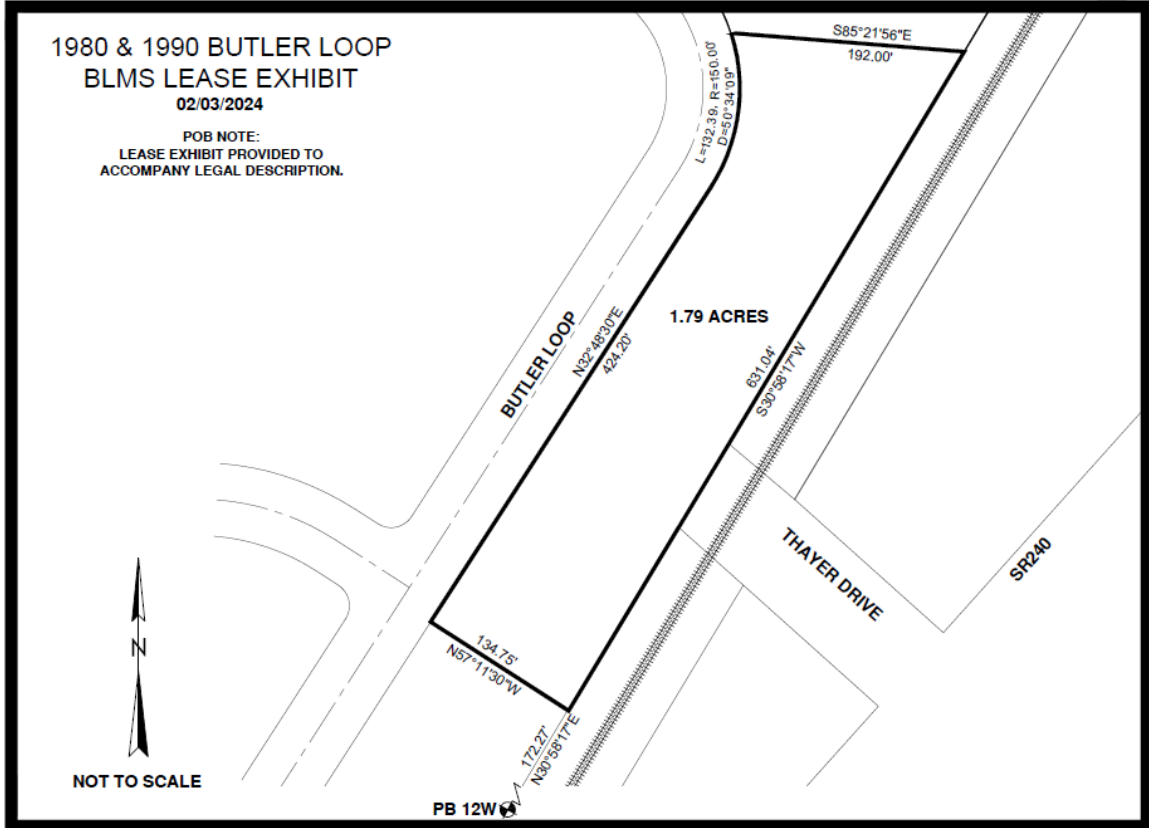
THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 12th day of February 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

EXHIBIT A
Resolution 25-08
1.79 acres (77,792.40 sf)/1980 – 1990 Butler Loop



RESOLUTION 25-09

A RESOLUTION OF THE PORT OF BENTON AUTHORIZING SUPPORT OF AN APPLICATION TO THE NATIONAL SCIENCE FOUNDATION (NSF) ENGINES PROGRAM FOR THE NORTHWEST ENERGY ACCELERATOR REGIONAL NUCLEAR INNOVATION ENGINE (NEAR-NIE)

WHEREAS, a consortium of entities is preparing and submitting a grant application to the National Science Foundation (NSF) for the Northwest Energy Accelerator Regional Nuclear Innovation Engine (NEAR-NIE); and

WHEREAS, the VERTical Innovation Cluster (VERTical) is the lead organization in submitting the proposal to NSF; and

WHEREAS, the Port, in its administrative role, is assisting VERTical in the preparation of the proposal to NSF; and

WHEREAS, the Port is expecting to support VERTical at a minimum during the initial two years should NSF choose to award this grant, estimated March 2026; and

WHEREAS, the grant may award up to \$15 million in years one and two, with an overall award of up to \$160 million; and

WHEREAS, the Port has submitted a letter of support for the project to the NSF, including in-kind support totaling \$50,000 (Attachment A).

WHEREAS, the Port is encouraged to support the proposal efforts of VERTical due to the nature of the application that supports the growth of industry, entrepreneurship and economic vitality of the Tri-Cities region.

NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Benton as follows:

1. The Port's support of the application to NSF for the NEAR-NIE, as stated above and as further detailed in Attachment A, is hereby approved.
 2. The Commission hereby authorizes the Port's administrative support of VERTical for a minimum of two years from the grant award date, should NSF approve the application.
 3. The Commission hereby further authorizes the Port's commitment of in-kind resources valued at \$50,000 to the proposed NEAR-NIE, should the NSF grant be awarded.
 4. This resolution shall become effective immediately upon its adoption.
-

THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 12th day of February 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

**RESOLUTION 25-09
Attachment A**

February 6, 2025

National Science Foundation
2415 Eisenhower Avenue
Alexandria, Virginia 22314

This letter demonstrates that Port of Benton is actively engaged in the National Science Foundation Engine's leadership, operations and programmatic activities. Port of Benton's participation will be considered "Other Partner or Stakeholder" and is committed to providing in-kind resources valued at \$50,000 to the proposed Northwest Energy Accelerator Region (NEAR) Nuclear Innovation Engine, should the proposal be awarded and located in Richland, WA.

The Port of Benton's drives economic growth, trade and tourism to support industrial economic development and multimodal transportation for businesses and the community. We are also the administrator of the VERTICAL Cluster, part of the state of Washington Innovation Cluster Accelerator program focused on deployment of advanced nuclear and supply chain.

By signing below, I acknowledge that I, or my organization, will collaborate and/or commit resources as detailed in the proposal, entitled NSF Engine: Northwest Energy Accelerator Region (NEAR) Nuclear Innovation Engine. I, or my organization, agree to undertake the tasks described, and commit to contribute or make available the resources described in the Project Description or the Existing and New Resources to be Made Available for the Project section of the proposal.

Signed: _____ Print Name: Diahann Howard, Executive Director
PPM®, PPX®

Date: __1-29-2025__ Organization: Port of Benton

	Project	Description	Grants Pursued/Received	Comments
1	Innovation Cluster Accelerator Program Application, Phase 2	Washington Dept of Commerce, next evolution of POB, IPZ. The goal is to support the creation of a clean energy industry-led alliance.	State - \$300,000	Closeout to be completed by Q2 2025.
2	National Highway Freight Program (WSDOT portion)	SR 240 rail signal and crossing reconstruction. WSDOT plans to widen SR 240 from the bypass highway to Hagen.	WSDOT \$865,000 POB \$135,000	Awarded and under contract to Stacy Witbeck. Waiting for material delivery. Plan to construct crossing in next 3-4 months.
3	Railroad Improvements – Freight Rail Assistance Program grant	Provide grant funding for railroad crossings - Airport Way, Saint St, and Kingsgate Way signal cabinet.	FRAP - \$1,030,000 POB \$250,000	The project is substantially complete.
4	2023-2025 State Capital Appropriation	"White Bluffs Rail" remaining crossings, ties, panels and rail to support CRISI	\$1,212,500 State Grant	The ties have been delivered. Railworks is under contract and plans to complete this work by the end of March 2025.
5	RAISE	White Bluffs Southern Connection Rail	Federal \$8 million POB \$2 million	RAISE awarded \$9.5 million, pending federal holds.

	Project	Description	Grants Pursued/Received	Comments
6	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 - pending federal request below (8).
7	Records Room Organization	Temp help to organize records room and identify records to destroy or retain.	\$20,000	The contract is in place, and work is planned to be completed in Q1 2025. The project is completed and moving to close out.
8	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. \$3.55 million has been marked to support this project. Awaiting final bill approval.
9	Port Electrification	Intermodal Facilities	\$2.7 million, 10% match \$300K POB	\$2.7 million awarded, contracting underway.
10	CERB/EDA-updated	2579 offices and update remodel (RBP)	\$2.4 million CERB \$3-5 million EDA \$1.5 million POB	Submitted to CERB, but project on hold. Further discussion with CERB before proceeding.
11	NSF Engine	Support acceleration of the nuclear supply chain, local companies, workforce and entrepreneurship	\$160M NSF Engine Grant over 10 years Year 1-2 \$15M POB in-kind support – leveraging existing facilities 3100 and 3110 to possibly be the start of the Nuclear Innovation Center	Grant is due February 11, being led by the State of Washington, Clean Tech Alliance Clusters and VERTical Cluster. VERTical asked to act as PI for submission.

Airports				
	Project	Description	Grants Pursued/Received	Comments
12	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)	FAA funding delayed. Port Funded project (\$55,000) completed.
13	Infrastructure Investment and Jobs Act - Grant Funds (Now Bipartisan Infrastructure Law BIL funds) - Richland Airport	Main Apron Reconfiguration - Design/Environmental 2025/26	BIL Funds \$833,000	Submitted draft scope of work, awaiting grant award.
14	FAA Airport Funds – Richland Airport	Wildlife fencing around the airport. Complete fencing around the entire airport	FAA NPE \$205,000	Approved
15	FAA Airport Funds – Prosser Airport	Construct Heliport/Helipad with service road – design	FAA NPE \$155,000	Approved

For the Good of the Order – February

Date	What	Where	When	Who
February 12	Port of Benton Commission Meeting	Port	8:30 a.m.	All
February 13	TRIDEC – 62 nd Annual Meeting Luncheon	Three Rivers Convention Center	Noon – 1:30 p.m. (Registration opens at 11:30)	Lori, Roy, Scott, Staff (Port-Sponsored)
February 18	Richland Chamber of Commerce	1515 George Washington Way, Richland	11:30 a.m.	Scott (Summers & Diahann to present!)
February 19	Benton Franklin Good Roads Meeting	3601 N. 20 th Ave., Pasco	5:30 p.m.	Roy (Brandin & Roger to present!)
February 20	Prosser Chamber Board Meeting	1230 Bennett Ave., Prosser	7:30 a.m.	Lori
February 20	Tri-Cities National Park Committee Meeting	7130 W. Grandridge Blvd., Kennewick	4 p.m.	Roy
February 26	Visit Tri-Cities Board Meeting	7130 W. Grandridge Blvd., Kennewick	7:30 a.m.	Scott
February 26	Tri-City Regional Chamber of Commerce Monthly Membership Luncheon – Hanford Site Update	2525 N. 20 th Ave., Pasco (Red Lion)	11:30 a.m.	Lori, Roy, Staff
February 27	Benton City Networking Event	609 9 th St., Benton City	5 p.m.	Lori, Roy
March 3	Benton City Monthly Luncheon	Palm Tavern, 603 9 th Street, Benton City	Noon	Lori
March 4	Prosser Chamber Monthly Luncheon	TBD	Noon	Lori
March 5	Prosser Economic Development Board Meeting	236 Port Ave., Prosser	5:30 p.m.	Lori
March 11	Prosser Tourism Meeting	Best Western Plus, Prosser	8 a.m.	Lori

Date	What	Where	When	Who
March 10-13	PNWA – Mission to Washington	Washington DC		Roy
March 18	Richland Chamber of Commerce	1515 George Washington Way, Richland	11:30 a.m.	Scott
March 19	Port of Benton Commission Meeting	2140 Wine Country Road, Prosser	8:30 a.m.	All
April 3-4	AgStart – Ag Council	Sacramento		Discussion