

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 March 19, 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., March 19, 2025

2140 Wine Country Road, Prosser, Washington 99350

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. CONSENT AGENDA

1. Approval of Agenda
2. Approval of Minutes of February 12, 2025, Commission Meeting
3. Approval of Minutes of March 3, 2025, Special Commission Meeting
4. Approval of Vouchers and Certifications, Including Payroll for the Month of February, Totaling \$1,044,686.18

D. PUBLIC COMMENT

E. ITEMS OF BUSINESS

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

2. Welcome and Update from Neal Ripplinger, Prosser Economic Development Association
3. Welcome and Update from Alex Steinbock, Prosser Chamber of Commerce
4. Welcome and Update from Nathan Radach, City of Benton City
5. Resolution 25-10, Authorizing the Port to Proceed with the Electrification Contract with Washington State Department of Transportation – Technology & Business Campus
6. Resolution 25-11, Approving a Lease Agreement and Lease Modification with Barnhart Crane & Rigging Company, Inc. – Richland Business Park
7. Resolution 25-12, Authorizing an Amendment to the Land Exchange Agreement with the City of Richland to Extend the Phase II Feasibility Study Period
8. Authorization to Award Contract with Inland Asphalt Company for \$93,840.71, Including Washington State Sales Tax, for the Port of Benton Blvd. Pavement Replacement Project

F. INFORMATION REPORTS

1. 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, April 9, 2025**, at the Port of Benton Commission Meeting Room, 3250 Port of Benton Blvd., Richland, Washington. Visit portofbenton.com for notices and information.

**PORT OF BENTON
COMMISSION MEETING MINUTES
February 12, 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, Angela Saraceno-Lyman
ALSO PRESENT: John O’Leary, Gravis Law; Jon Ray, Richland; Aaron DeWitt, Butler Loop Mini Storage, LLC; David Reeploeg, Hanford Communities; Rob Ellsworth, SVN; Cory Herron, Prosser

The following attendees attended via remote communications: Sheri Collins; Bryan Condon, Century West Engineering; Wendy Culverwell, Tri-City Herald; Jeff (no last name given); Ashley Garza; Josh Woodson, Washington State Department of Commerce; Jen Cash, Washington State Department of Commerce; Teresa Hancock; Rachel Visick, Tri-Cities Area Journal of Business; Bryan Bell

The Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Summers Miya led those present to recite 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 February 12, 2025, Commission meeting, approval of minutes from the January 15, 2025, Commission meeting, approval of vouchers and certifications, including payroll, for the month of January totaling \$1,872,223.59 and approval of 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:

Rob Ellsworth, SVN, requested Commission consideration for the port to sell the land under the Sigma 3 building at 3160 George Washington Way. The tenant would like to own the land where their business sits, which would allow the client to invest in significant renovations.

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

Executive Director Diahann Howard explained that this resolution authorizes support for an NSF application under the Engines program.

Howard explained that the State of Washington's initial leadership was to be through the Clean Tech Alliance, but due to organizational changes, leadership has shifted to VERTICAL.

Howard added that the first two years of the grant would be \$15 million and up to \$160 million throughout the next ten years, contingent on its success. Howard added that the purpose of the grant is to enhance workforce and entrepreneurship and support the supply chain to support advanced reactors.

Howard noted that the application's results are expected mid- to late fall, and initial support of \$50,000 in-kind through staff time will be offset by grant funds.

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

Executive Director Diahann Howard introduced Hanford Communities' Executive Director David Reeploeg.

David Reeploeg provided an overview and update on Hanford Communities, including providing background on the formation of Hanford Communities, the organization structure, cleanup overview, progress highlights, federal administrative changes, challenges and future plans.

3. Approval of Contract Amendment to KPFF, State Route 240 Rail Crossing Project

Engineering and Development Manager Brandin Lopez explained that the original estimate received from KPFF for the State Route 240 Rail Crossing Project, for construction services only, was \$50,000, but this amendment would update the total to \$70,550.

Brandin Lopez noted that the engineering team is coordinating with the City, State and Bechtel to align schedules and detour impact. Lopez noted that the project is planned for one weekend, Thursday to Sunday, with routing adjustments.

Lopez noted that a communications plan for the project is forthcoming.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving a contract amendment to KPFF, for the State Route 240 Rail Crossing Project.

4. Resolution 25-07, Approving a Ground Lease Modification Schedule with DBM, Inc. – Richland Airport

Executive Director Diahann Howard explained that the lease with DBM, Inc. would be a reduction of land lease from 1.66 acres to .86 acres. Howard noted that it is a five-year lease with a 3% annual stair-step escalation with rent reduction considerations for economic growth and employment retention. Howard noted that the tenant is installing fencing and improving the parking lot.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-07, approving a ground lease modification schedule with DBM, Inc. at the Richland Airport.

5. Resolution 25-08, Approving a 30-Year Lease Agreement with Two 10-Year Options to Renew with Bulter Loop Mini Storage, LLC – Richland Airport

Executive Director Diahann Howard overviewed the two types of leases at the Richland Airport, CPI leases and fair market value leases.

Howard explained how each of the lease rates are determined, including the formula to determine adjustments.

Howard explained that each airport lease is different and there are several legacy leases at the airport. Howard explained that it has been discovered in recent years that there have been no adjustments made to many airport leases over the years and many of the leases were ineffectively and inconsistently managed. Howard added that the current staff has now inherited 20-30+-year-old leases with issues.

Howard thanked the Commission for approving the stair-step approach on the fair market value leases.

Howard explained that with the implementation of the new software and new requirements like GASB 87 have brought the airport lease rate issue to light.

Howard added that the port wishes to honor standing lease agreements and make progress going forward, with the intent to work with each tenant, if necessary, to find a path forward.

Howard overviewed all current airport lease rates.

Howard introduced airport tenant, Butler Mini Storage, LLC owner, Aaron DeWitt and noted that the port is in support of giving Butler Loop Mini Storage, LLC a new lease.

Aaron DeWitt addressed the Commission with his concerns, pointing out the inequality in lease rates with the other mini-storage businesses located at the airport. He noted that he has researched the current leases at the airport and has learned that his rates are significantly higher than similar businesses. DeWitt reviewed several concerns related to lease management, fairness, and inequity, particularly in lease rates.

Discussion amongst port staff, Commission and DeWitt ensued related to airport leases and lease management.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller, and opposed by Commissioner Roy Keck, approving Resolution 25-08, approving the new lease including a temporary five-year lease agreement period and granting the executive director authority to approve the agreement going forward, with the understanding that the rates will be averaged from nearby businesses at the Richland Airport along with review by FAA.

F. INFORMATION REPORTS:

1. Grants Update

Airport Manager Quentin Wright stated that he received confirmation that the grant for the apron reconfiguration design at Richland Airport is being moved forward soon.

2. Facilities Update

Director of Facilities & Operations Ron Branine provided a summary of current projects:

- 2579 Stevens Drive – Flooring
- 2345 Stevens Drive – Veolia space turnover
- 3100 George Washington Way – Added mag holders to hallway doors
- 2880 Lee Road – Replacing fire alarm panels

Branine provided updates on other ongoing issues, including rail, leaf pickup, underground sprinkler systems and installation of lighting and safety equipment on vehicles.

Branine provided an update on the work order system, pointing out that nearly 5,000 work orders have been entered since June 2023, which provides enhanced transparency and efficiency.

Branine noted that over 4,200 inspections have been performed since June 2023, which helps ensure compliance and regulations.

Branine provided an update on capital expenditures, including the purchase of new vehicles, infrastructure repairs and upgrades and fire and fire system installations at various buildings.

G. COMMISSIONER REPORTS/COMMENTS

Commissioner Scott D. Keller attended the recent Prosser Community Awards banquet held at the Clore Center and complimented the facility, noting it is a great asset of the port. Keller also commented on a recent meeting he had with a vehicle wrap business that had also had a recent, unsatisfactory meeting with the port.

Commissioner Lori Stevens said she also attended the Prosser Community Awards Banquet and announced that the Prosser Memorial Hospital was now open.

Commissioner Roy D. Keck announced that he attended the AAPA POWERS Summit, where the transition to nuclear and clean energy initiatives was a main topic. Commissioner Keck stated there was information on small modular reactors on barges tied up to ports, which would power ports and local PUD companies.

Commissioner Keck commented that he recently watched Nuclear Now and encouraged everyone to do the same. He also complimented the Clean Energy event in Olympia, where he had a good conversation with the new port tenant, Kate Kelly of Avalanche.

H. DIRECTOR REPORTS/COMMENTS:

1. FINANCE DIRECTOR:

Director of Finance Jeff Lubeck provided a financial status report.

Lubeck noted that cash balances fluctuate due to grant-related costs and added that close to \$1 million in grant reimbursements is expected.

Lubeck provided an update on accounts payable, noting that there is currently \$492,000 outstanding, which includes \$392,000 in grant reimbursements. Lubeck stated that ongoing efforts are to reduce overdue receivables to \$20,000.

Lubeck provided audit updates, updates to lease management and pointed out several action items, including the granular reconciliation of general ledger accounts, the finalization and submittal of

financial statements for audit and the enhancement of the integration between work order and financial systems for better tracking.

2. PORT ATTORNEY:

Contract Port attorney John O’Leary informed the Commission that Resolution 25-01, which was approved at the January 2025 Commission meeting, and was presented with the intent to adopt a delegation of authority that was consistent with the 2024 delegation and no changes were proposed. O’Leary noted that the resolution was presented with some typographical errors related to contract approval and the amount was reduced to \$50,000 inadvertently. O’Leary noted that the number was supposed to be \$150,000, consistent with 2024.

Commissioner Scott Keller stated that the resolution was passed at \$50,000, and he did not feel the number needed to be \$150,000.

Commissioner Roy Keck stated that he understood he was voting for the consistent delegation from 2024.

Commissioner Keller stated that the \$50,000 delegation of authority was the pre-COVID authority amount and any purchases higher than \$50,000 should be brought forward for Commission approval.

Staff advised that was the case, but it was then increased (2023) to keep projects moving.

Executive Director Diahann Howard noted that two vehicles were purchased in January for over \$50,000.

Discussion ensued on whether or not items that were approved in the budget would need approval. The vehicles were identified within the budget as a line item for 2025.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Scott Keller, and unanimously passed by the Commission, approving the purchase of two port vehicles in January.

Commissioner Scott Keller said he would like to discuss this topic further in executive session.

3. EXECUTIVE DIRECTOR:

Executive Director Diahann Howard provided an overview of recent meetings and events she has participated in, including attending the AAPA Foundation Board meeting virtually, pre-planning for the M-84 Spring Conference, which she has been asked to lead due to Port of Pasco’s Randy Hayden upcoming retirement. Howard added that the team met with Amazon regarding support for the NSF grant and presented at the National Academies of Sciences on host communities’ perspectives, highlighting the work at the Northwest Advanced Clean Energy Park.

Howard provided real estate updates on current tenants, monthly leases and pending leases and sales and complimented the Director of Governmental Affairs for her work during the legislative session.

Howard added that two real estate items, related to the industrial land exchange and the Technology and Business Center site, are reserved for the executive session.

Howard added that she recently found out that she was named as one of the Tri-Cities Journal of Business’s Top 25 People of Influence for 2025.

I. FOR THE GOOD OF THE ORDER

Executive Director Diahann Howard inquired if the Commission desired to attend the Ag Startup mission in Sacramento. The mission concerns the work that Port of Pasco's Randy Hayden and the Regional Chamber have been conducting regarding the feasibility of an Ag Innovation Center in the region.

Howard noted that this mission was not budgeted for.

Commissioner Lori Stevens noted that she felt it was important for Howard to attend since the feasibility study includes two port properties.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Port staff travel to attend the Ag Startup Engine mission in Sacramento.

J. EXECUTIVE SESSION: The regular Commission meeting was recessed at 10:55 a.m. It was announced that an Executive Session would commence at 11:00 a.m. for 45 minutes to discuss real estate and personnel. It was noted that the regular meeting would be reconvened at 11:45 a.m.

The regular Commission meeting was reconvened at 11:46 a.m.

K. ADJOURNMENT: No action was required. The meeting was adjourned at 11:46 a.m. with an announcement that the next regular Port of Benton Commission meeting would be held at 8:30 a.m. on Wednesday, March 19, 2025, at the Clore Center, 2140 Wine Country Road, Prosser, Washington.

Roy D. Keck, Commission Secretary

**PORT OF BENTON
SPECIAL COMMISSION MEETING MINUTES
March 3, 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, Roy D. Keck

REMOTE COMMUNICATIONS: Commissioner Lori Stevens

PORT STAFF PRESENT: Diahann Howard, Jeff Lubeck, Quentin Wright, Summers Miya, Ron Branine, Brandin Lopez, Wally Williams, Cassie Hammond, Audrey Burney

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

The following attendees attended via remote communications: Jorge Celestino, Sheri Collins, Angela Saraceno-Lyman, Julia Mora, Bryan Bell, Teresa Hancock

The Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Brandin Lopez led those present in reciting the Pledge of Allegiance.

C. PUBLIC COMMENT:

There were no comments from the public.

D. ITEMS OF BUSINESS

1. 2024 Tie Installation Project – Authorization to Purchase \$90,000 in Supplies

Engineering & Capital Development Manager Brandin Lopez provided an overview of the 2024 Tie Installation Project, explaining the need for the amount of ballast rock needed to fill voids when taking elevation out of the track.

Lopez provided technical details related to the plans for the track updates and speeds.

Lopez explained ballast rock and its use, providing a visual representation of the quotes received and explaining how the quotes are calculated.

Lopez pointed out that the lowest bid received was from American Rock, just over \$80,000, and is requesting the Commission to approve \$90,000 to allow for a bit of flexibility.

Lopez added that the 2023 legislative budget appropriation grant, port project #PR00362, and port-matching funds will cover the cost of the purchase.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, authorizing the port to purchase up to \$90,000 in supplies for the 2024 Tie Installation Project.

2. Administrative Update

Public Information Officer requested that the May Commission date change from Wednesday, May 21 to Thursday, May 22, to accommodate for business travel for staff and Commission.

The Commission agreed that the date change would work.

Director of Finance Jeff Lubeck provided an update on the 2023 audit and 2024 year-end. Lubeck stated that there are a total of four job offers that were included in the 2025 budget, but wanted to make the Commission aware that the Port is planning to proceed with the hiring of three part-time seasonal Crow Butte employees, which is now required because they are no longer considered independent contractors. Lubeck added that the park will be supplemented with one volunteer camp host in the summer for 30-60 days, which will receive a small stipend of around \$500.

Lubeck added that the other position is the Business Operations position, noting that the records room grant has been fulfilled and the Port would like to move forward with the hiring of Jorge Celestino, who completed the records room grant project.

Lubeck noted that the Crow Butte positions and Business Operations position will total approximately \$90,000.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, authorizing the additional positions at Crow Butte Park and the Business Operations position per the 2025 budget, for a total of \$90,000.

Brandin Lopez provided a brief update on the SR 240 rail crossing project, noting that the tentative date for the project is Thursday, May 29 – Monday, June 2. Once more has been determined and learned, full communication will be shared with the Commission and community. Lopez noted that the Port continues working with the City and state on their SR 240 project.

E. ADJOURNMENT: The meeting was adjourned at 8.46 a.m. with an announcement that the next regular Port of Benton Commission meeting would be held at 8:30 a.m. on Wednesday, March 19, 2025, at the Clore Center, 2140 Wine Country Road, Prosser, Washington.

Roy D. Keck
Commission Secretary

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

General Expenses

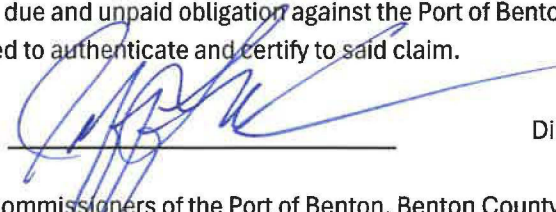
Accounts Payable Warrants #:	84314	-	84402		\$ 868,458.56
Electronic Payments:					\$ -
Total General Expenses					\$ 868,458.56

Payroll

Direct Deposit:					
ACH					\$ 119,995.79
Electronic Payments:					
IRS Payroll Tax Deposit					\$ 43,383.92
Other Payroll Related Payments					\$ 12,847.91
Total Payroll					\$ 176,227.62
Total General Expenses and Payroll					\$ 1,044,686.18

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Port of Benton and that I am authorized to authenticate and certify to said claim.

Attest:



Director of Finance/Port Auditor

We, the undersigned Commissioners of the Port of Benton, Benton County, Washington, do hereby certify the following vouchers/warrants have been certified and approved for payment, this the _____ day of _____, 2025.

President

Vice President

Secretary

Company name: Port of Benton
Report name: Check register
Created on: 3/10/2025

Bank	Date	Payee	Document no.	Amount	Cleared	ACH Payment
	2/7/2025	VEN00637--360 AUTOMOTIVE & REPAIR	84314	257.89	In Transit	
	2/7/2025	VEN00025--AMERICAN ROCK PRODUCTS, INC	84315	4,693.71	In Transit	
	2/7/2025	VEN00750--ARTISTIC LAWN CURBING	84316	800.03	In Transit	
	2/7/2025	VEN00040--BATTERIES PLUS BULBS	84317	69.30	In Transit	
	2/7/2025	VEN00053--BENTON RURAL ELEC ASSOCIATION	84318	906.50	In Transit	
	2/7/2025	VEN00061--BFWWCGR&TA	84319	250.00	In Transit	
	2/7/2025	VEN00066--BNSF RAILWAY COMPANY	84320	5,200.00	In Transit	
	2/7/2025	VEN00075--CASCADE NATURAL GAS CORP	84321	476.58	In Transit	
	2/7/2025	VEN00083--CENTURYLINK	84322	147.31	In Transit	
	2/7/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water	84323	65.15	In Transit	
	2/7/2025	VEN00071--CITY OF PROSSER	84324	6,916.55	In Transit	
	2/7/2025	VEN00089--CITY OF RICHLAND	84325	33,695.39	In Transit	
	2/7/2025	VEN00077--COLUMBIA BASIN IT	84326	273.87	In Transit	
	2/7/2025	VEN00726--COLUMBIA PUMP INC	84327	1,674.83	In Transit	
	2/7/2025	VEN00107--COOK'S ACE HARDWARE	84328	141.07	In Transit	
	2/7/2025	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	84329	35.00	In Transit	
	2/7/2025	VEN00143--DSD BUSINESS SYSTEMS	84330	158.98	In Transit	
	2/7/2025	VEN00683--ELLISON EARTHWORKS LLC	84331	3,821.92	In Transit	
	2/7/2025	VEN00161--EXPRESS SERVICES, INC.	84332	1,728.87	In Transit	
	2/7/2025	VEN00166--FERGUSON ENTERPRISES, INC.	84333	297.48	In Transit	
	2/7/2025	VEN00009--GEO WAY ACE HARDWARE	84334	231.70	In Transit	
	2/7/2025	VEN00229--KELLEY'S TELE-COMMUNICATION, I	84335	334.44	In Transit	
	2/7/2025	VEN00231--KENNEWICK INDUSTRIAL & ELECTR	84336	369.18	In Transit	
	2/7/2025	VEN00291--KENNEWICK RANCH AND HOME	84337	367.23	In Transit	
	2/7/2025	VEN00644--LEAF	84338	248.93	In Transit	
	2/7/2025	VEN00237--LES SCHWAB TIRE CENTER QUEENS	84339	1,966.84	In Transit	
	2/7/2025	VEN00510--LIFESECURE INSURANCE COMPANY	84340	573.36	In Transit	
	2/7/2025	VEN00380--MCCLATCHY COMPANY	84341	505.08	In Transit	
	2/7/2025	VEN00258--MOON SECURITY SERVICES, INC	84342	2,134.29	In Transit	
	2/7/2025	VEN00262--MR. ROOTER PLUMBING	84343	4,778.93	In Transit	
	2/7/2025	VEN00303--PACIFIC NW WATERWAYS ASSOC.	84344	1,090.00	In Transit	
	2/7/2025	VEN00288--PALMER ROOFING COMPANY	84345	597.85	In Transit	
	2/7/2025	VEN00299--PHASE 2 ELECTRIC, INC.	84346	10,721.34	In Transit	
	2/7/2025	VEN00305--POCKETINET COMMUNICATIONS, IN	84347	240.00	In Transit	
	2/7/2025	VEN00749--ROBERT BLAHUT	84348	11.00	In Transit	
	2/7/2025	VEN00337--SCALES NW LLC	84349	766.98	In Transit	
	2/7/2025	VEN00636--SENSKE LAWN & TREE CARE LLC	84350	315.24	In Transit	
	2/7/2025	VEN00369--SUNWEST SPORTSWEAR	84351	173.65	In Transit	
	2/7/2025	VEN00341--SUPERIOR GLASS	84352	2,681.31	In Transit	
	2/7/2025	VEN00696--TACOMA SCREW PRODUCTS INC	84353	48.59	In Transit	
	2/7/2025	VEN00560--TRI-CITIES HISPANIC CHAMBER OF	84354	600.00	In Transit	
	2/7/2025	VEN00376--TRI-CITY REGIONAL CHAMBER	84355	500.00	In Transit	
	2/7/2025	VEN00727--VALLEY WIDE COOPERATIVE INC	84356	485.03	In Transit	
	2/7/2025	VEN00414--VERIZON	84357	1,908.87	In Transit	
	2/7/2025	VEN00449--ZIPLY FIBER	84358	263.30	In Transit	
	2/7/2025	VEN00449--ZIPLY FIBER	84359	721.91	In Transit	
	2/7/2025	10037--Keller, Scott	84360	53.20	In Transit	
	2/14/2025	VEN00425--WASHINGTON STATE SUPPORT REG	021425DSHS		In Transit	100.00
	2/14/2025	VEN00215--INTERNAL REVENUE SERVICE	21425FT BW		In Transit	21,170.21
	2/14/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP2142025		In Transit	4,382.40
	2/14/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTIO	NW02142025		In Transit	1,918.34
	2/19/2025	VEN00209--4IMPRINT, INC	84361	764.28	In Transit	
	2/19/2025	VEN00150--BENTON COUNTY ELECTION RESERV	84362	6,457.93	In Transit	
	2/19/2025	VEN00751--BI RITE LUMBER COMPANY OF WAS	84363	2,427.23	In Transit	
	2/19/2025	VEN00052--CITY OF BENTON CITY	84364	191.05	In Transit	
	2/19/2025	VEN00089--CITY OF RICHLAND	84365	2.96	In Transit	
	2/19/2025	VEN00105--CONNELL OIL, INC	84366	1,675.23	In Transit	
	2/19/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	84367	48,500.00	In Transit	

2/19/2025	VEN00753--DEERE & COMPANY	84368	31,197.55	In Transit	
2/19/2025	VEN00152--ELMER'S FLAG & BANNER, INC	84369	1,130.48	In Transit	
2/19/2025	VEN00157--ENDURIS WASHINGTON	84370	110.00	In Transit	
2/19/2025	VEN00200--HDR ENGINEERING, INC	84371	13,138.32	In Transit	
2/19/2025	VEN00201--HEALTH CARE AUTHORITY	84372	74,349.38	In Transit	
2/19/2025	VEN00588--IC CONSULTING CORPORATION	84373	13,320.00	In Transit	
2/19/2025	VEN00262--MR. ROOTER PLUMBING	84374	3,838.58	In Transit	
2/19/2025	VEN00326--RGW ENTERPRISES P.C. INC	84375	15,000.00	In Transit	
2/19/2025	VEN00334--SANITARY DISPOSAL, INC.	84376	1,849.26	In Transit	
2/19/2025	VEN00752--STEEL IN THE AIR INC	84377	4,500.00	In Transit	
2/19/2025	VEN00369--SUNWEST SPORTSWEAR	84378	117.12	In Transit	
2/19/2025	VEN00399--TRIDEC, INC.	84379	1,650.00	In Transit	
2/19/2025	VEN00402--UNDERGROUND CREATIVE, LLC	84380	2,050.00	In Transit	
2/19/2025	VEN00754--VEOLIA NUCLEAR SOLUTIONS INC	84381	70,737.53	In Transit	
2/19/2025	VEN00746--VERIZON CONNECT FLEET USA LLC	84382	361.04	In Transit	
2/19/2025	VEN00532--VIC'S AUTO PARTS & SUPPLY	84383	25.33	In Transit	
2/19/2025	VEN00570--VITAL RECORDS CONTROL	84384	314.69	In Transit	
2/19/2025	VEN00449--ZIPLY FIBER	84385	544.47	In Transit	
2/19/2025	VEN00449--ZIPLY FIBER	84386	86.01	In Transit	
2/19/2025	VEN00449--ZIPLY FIBER	84387	239.74	In Transit	
2/19/2025	VEN00449--ZIPLY FIBER	84388	697.14	In Transit	
2/19/2025	10041--Burney, Audrey	84389	324.49	In Transit	
2/19/2025	10007--Keck, Roy	84390	3,564.40	In Transit	
2/27/2025	VEN00038--BANNER BANK - Credit Card	84391	22,725.27	In Transit	
2/27/2025	VEN00044--BENTON PUD	84392	4,014.84	In Transit	
2/27/2025	VEN00075--CASCADE NATURAL GAS CORP	84393	55,429.31	In Transit	
2/27/2025	VEN00083--CENTURYLINK	84394	276.52	In Transit	
2/27/2025	VEN00161--EXPRESS SERVICES, INC.	84395	6,084.31	In Transit	
2/27/2025	VEN00644--LEAF	84396	248.93	In Transit	
2/27/2025	VEN00317--RAILWORKS TRACK SYSTEMS	84397	384,208.50	In Transit	
2/27/2025	VEN00385--THE HOME DEPOT CRC/GECF	84398	1,073.66	In Transit	
2/27/2025	VEN00376--TRI-CITY REGIONAL CHAMBER	84399	288.00	In Transit	
2/27/2025	VEN00358--WASHINGTON STATE AUDITOR'S OI	84400	139.10	In Transit	
2/27/2025	VEN00449--ZIPLY FIBER	84401	104.30	In Transit	
2/27/2025	VEN00449--ZIPLY FIBER	84402	402.93	In Transit	
2/28/2025	VEN00425--WASHINGTON STATE SUPPORT REG	022825DSHS		In Transit	100.00
2/28/2025	VEN00215--INTERNAL REVENUE SERVICE	22825FT BW		In Transit	22,213.71
2/28/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP2282025		In Transit	4,428.83
2/28/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTIO	NW02282025		In Transit	1,918.34

Total for BCT MAIN

868,458.56

56,231.83

RESOLUTION 25-10

A RESOLUTION AUTHORIZING THE PORT OF BENTON TO PROCEED WITH THE ELECTRIFICATION CONTRACT AND APPROVE MATCHING FUNDS

WHEREAS, in June 2024, the Port of Benton applied for a \$2.7 million electrification grant through the Washington State Department of Transportation (WSDOT) for shore power deployment at the Port of Benton Barge Complex, which required a 10% matching contribution of \$300,000 from the Port;

WHEREAS, in July 2024, the Port updated the Commission and provided detailed project spending information in the grant report;

WHEREAS, on August 19, 2024, the Port was notified by WSDOT that it had been selected to receive the \$2.7 million award, with a matching requirement of \$300,000 from the Port;

WHEREAS, in January 2025, the contract between WSDOT and the Port began to be drafted, and the notice to proceed was issued;

WHEREAS, in parallel with the funding contract, the Port issued a request for qualifications (RFQ) for engineering services, receiving three Statements of Qualifications, and is currently undergoing negotiations;

WHEREAS, in order to proceed with the project, the contract between WSDOT must be executed, and the \$300,000 matching requirement must be formally acknowledged;

NOW, THEREFORE, BE IT RESOLVED BY THE PORT OF BENTON AS FOLLOWS:

1. The Port will contribute \$300,000.00 toward the total project for a total project cost of \$3,001,700.00, to be allocated between the 2025 and 2026 budgets.
2. The contract between the Port and WSDOT may move forward for final review and execution.
3. The engineering and construction contract will be presented to the Commission for approval.

THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 19th day of March 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

RESOLUTION 25-11

A RESOLUTION OF THE PORT OF BENTON APPROVING A LEASE AGREEMENT AND LEASE MODIFICATION WITH BARNHART CRANE & RIGGING COMPANY, 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, Office, warehouse and land Lease Agreement – Barnhart Crane & Rigging Company, Inc. desires to terminate their current lease and enter into a new building and ground lease with a five-year term, plus an optional five-year renewal term, for 2,645 square feet of commercial office space and 151,199 square feet of land at 2579 E. Stevens Drive, within the Richland Business Park – “Railroad Facility”. The lease is contingent upon the signing of the CERB Contingency Grant, as negotiated by the parties; and

WHEREAS, Modification No. 1 to Lease - Barnhart Crane & Rigging Company, Inc. desires to modify their month-to-month lease for land area 3 (shown in Exhibit 2) to align with the dates of the Five (5) year lease at the Railroad Facility, which shall include one five-year optional renewal term, that is also contingent upon the signing of the CERB Contingency Grant; and

WHEREAS, Port staff and the Port attorney have reviewed the proposed Lease Agreement and lease modification and find they are in proper form and are in the Port’s best interest; and

WHEREAS, after consideration of the attached lease agreement and lease modification, the Port Commission has determined that these documents are proper.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Commissioners of the Port of Benton approve the two five-year leases, with five-year option renewal terms, with Barnhart Crane & Rigging Company, Inc. as presented and authorize the Port’s Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

ADOPTED by the Port of Benton Commission at a regular meeting on the 19th day of March 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

EXHIBIT A
Resolution 25-11
2579 Lease Area 5 and 2

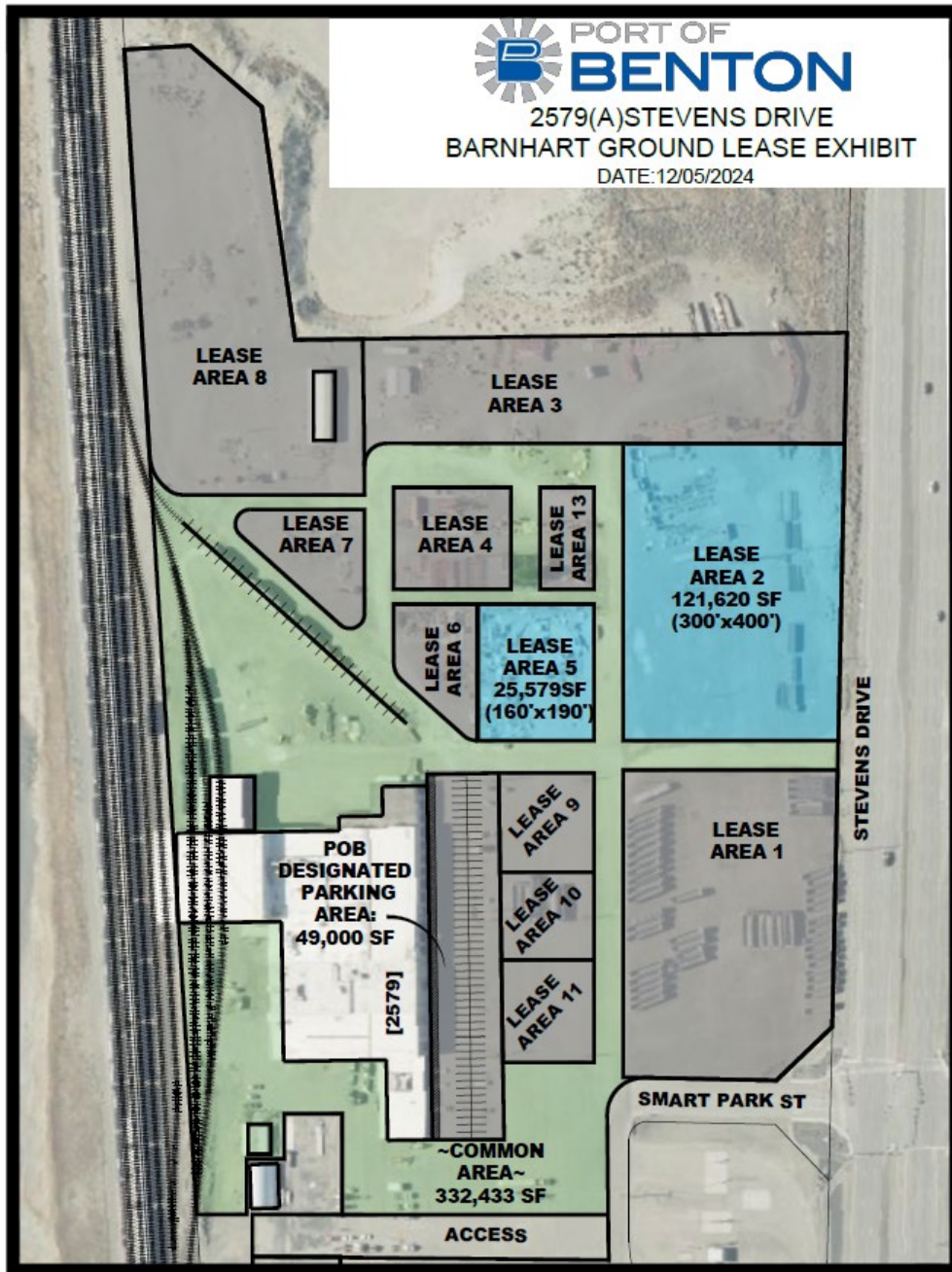
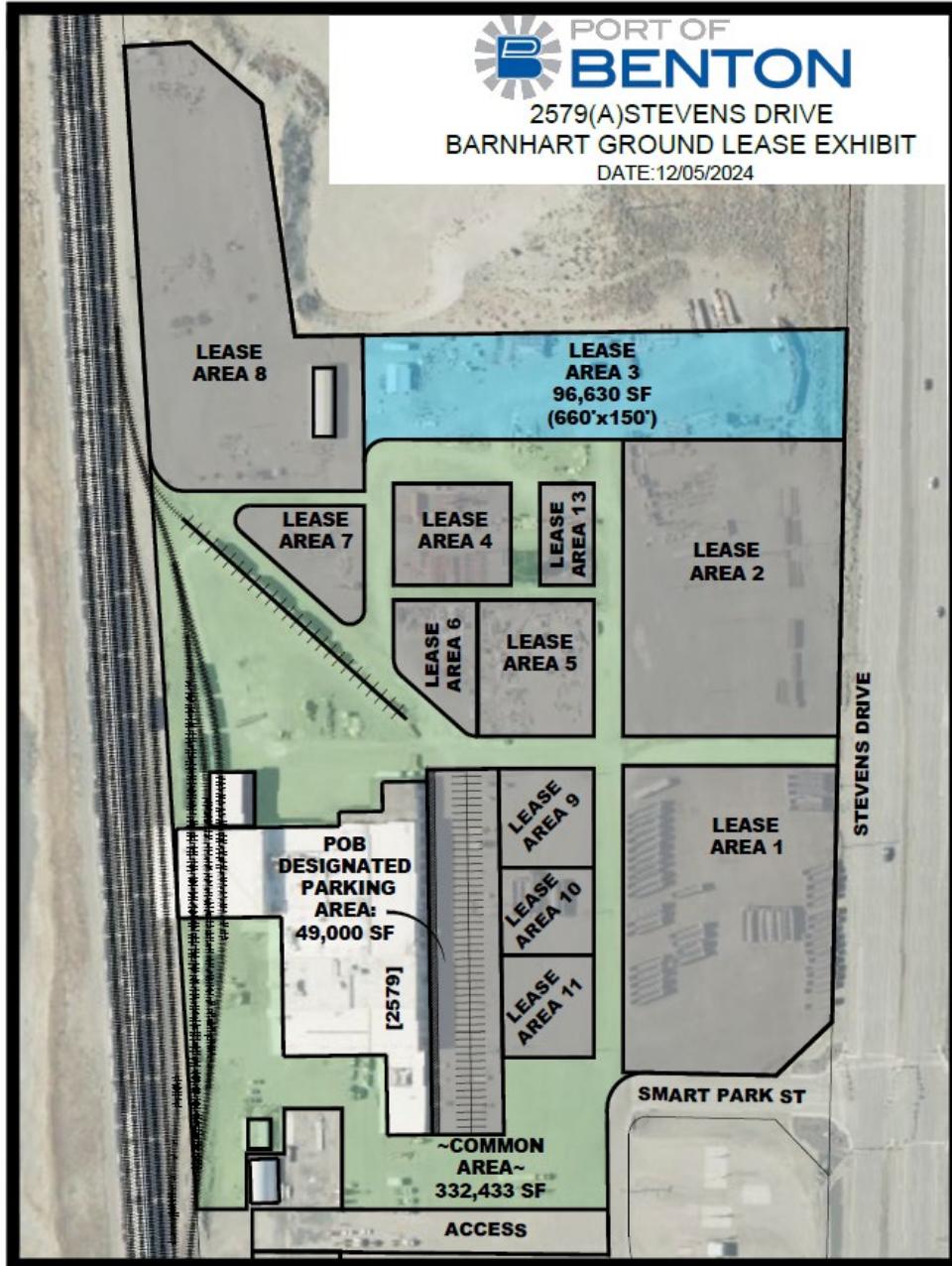


EXHIBIT B
Resolution 25-11
2579 Lease Area 3



RESOLUTION 25-12

A RESOLUTION OF THE PORT OF BENTON AUTHORIZING AN AMENDMENT TO THE LAND EXCHANGE AGREEMENT WITH THE CITY OF RICHLAND TO EXTEND THE PHASE II FEASIBILITY STUDY PERIOD

WHEREAS, on June 3, 2024, Port of Benton Commission adopted Resolution No. 24-22, authorizing a land transfer/exchange with the City of Richland; and

WHEREAS, on September 4, 2024, the Port of Benton and City of Richland executed the Land Exchange Agreement (*see* Richland Contract No. 361-24; the “Land Exchange Agreement”); and

WHEREAS, on December 18, 2024, Port of Benton and the City of Richland executed a letter amending the agreement into a phased multi-property closing and extending the Phase II feasibility study period to April 1, 2025; and

WHEREAS, Phase I properties closed on schedule on January 7, 2025; and

WHEREAS, the feasibility study period for Phase II properties expires on April 1, 2025 and requires extension as the Parties continue their due diligence; and

WHEREAS, the Port’s best interests are served by extending the feasibility study period for the Phase II properties to July 1, 2025.

IT IS HEREBY RESOLVED that the Port of Benton Commission hereby authorizes the Executive Director to sign and execute a Second Amendment to the Land Exchange Agreement to extend the expiration date of the Parties’ feasibility study period for Phase II properties to July 1, 2025.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the Port of Benton Commission, at a regular meeting on the 19th day of March, 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

	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	Innovation Cluster Accelerator Program Application, Phase 3	Washington Dept of Commerce,	State - \$150,000	Application Due April, elements for the NSF application are to be requested.
3	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 the crossing in the next 3-4 months.
4	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. We are waiting on a few punch list items, including some replacement lights.
5	2023-2025 State Capital Appropriation	"White Bluffs Rail" remaining crossings, ties, panels and rail to support CRISI.	\$1,212,500 State Grant	All 3,419 ties have been installed, and new ballast has been placed. This project is substantially complete.
6	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
7	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).
8	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 all close-out paperwork has been submitted. Pending receipt of payment for the final invoice.
9	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.
10	Port Electrification	Intermodal Facilities	\$2.7 million, 10% match \$300,000 - POB	\$2.7 million awarded, contracting underway.
11	CERB/EDA-updated	2579 offices and update remodel (RBP)	\$2.4 million - CERB \$3-5 million - EDA \$1.5 million - POB	Submitted to CERB, May 2025 presentation planned. EDA application Federal hold

	Project	Description	Grants Pursued/Received	Comments
12	NSF Engine	Support acceleration of the nuclear supply chain, local companies, workforce and entrepreneurship	\$160 million NSF Engine Grant over 10 years Year 1-2 - \$15 million 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. Project on Federal hold.
13	2025 State Transportation Budget Request	Support for rail crossties	\$1 million POB match - \$100,000	Pending legislative session. Based on the 2024 FRAP application, the total project cost is estimated at \$1.6 million.
Airports				
	Project	Description	Grants Pursued/Received	Comments
14	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.
15	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 a draft scope of work, awaiting grant award. Reimbursement for last year's pavement rehab (040) and our upcoming grant 041 for this year's apron reconfiguration design are "under review" by the new administration.

	Project	Description	Grants Pursued/Received	Comments
16	FAA Airport Funds – Richland Airport	Wildlife fencing around the airport. Complete fencing around the entire airport	FAA NPE - \$205,000	Approved
17	FAA Airport Funds – Prosser Airport	Construct Heliport/Helipad with service road – design	FAA NPE - \$155,000	Approved

For the Good of the Order – March

Date	What	Where	When	Who
March 19	Port of Benton Commission Meeting	2140 Wine Country Road, Prosser	8:30 a.m.	All
March 20	Prosser Chamber Board Meeting	1230 Bennett Ave., Prosser	7:30 a.m.	Lori
March 20	PNWA Monthly Membership Meeting	Zoom	2 p.m.	
March 26	Visit Tri-Cities Board Meeting	7130 Grandridge Blvd., Kennewick	7:30 a.m.	Scott
March 26	Tri-City Regional Chamber of Commerce Monthly Membership Luncheon	7016 W. Grandridge Blvd., Kennewick – Three Rivers Convention Center	11:30 a.m.	Staff
March 27	Tri-Cities National Park Committee Meeting	7130 W. Grandridge Blvd.	4 p.m.	Roy
March 28	Commissioner Stevens 1:1		9 a.m.	Lori
April 1	Prosser Chamber Monthly Luncheon		Noon	Lori
April 2	Prosser EDA Board Meeting	236 Port Ave., Prosser	5:30 p.m.	Lori
April 3	Commissioner Keller 1:1	Port		Scott
April 4	Commissioner 1:1	Port	9 a.m.	Roy
April 7	Benton City Chamber Luncheon	Palm Tavern, 603 9 th St., Benton City	Noon	Lori

April 8	Prosser Tourism Meeting	Best Western Plus, Prosser	8 a.m.	Lori
April 9	Port of Benton Commission Meeting	Port	8:30 a.m.	All
April 15	Richland Chamber of Commerce Monthly Meeting	1515 George Washington Way, Richland	11:30 a.m.	Scott
April 23	Tri-City Regional Chamber of Commerce Monthly Membership Luncheon – State of the Ports	2525 N. 20 th Ave., Pasco (Red Lion)	11:30 a.m. – 1 p.m.	All