

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 April 9, 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., April 9, 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 March 19, 2025, Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for the Month of March, Totaling \$517,362.35

D. PUBLIC COMMENT

E. ITEMS OF BUSINESS

1. Welcome and Update from Tri-Cities Cares, Horse Heaven Hills Wind and Solar Project
2. Welcome and Update from Jon Ray, Rest on High – Aviation Career Fair Richland Airport

3. Resolution 25-13, Authorizing the Port of Benton to Proceed with the Shore Power Electrification Design Contract – Technology & Business Campus
4. Resolution 25-14, Authorizing the Sale of Real Property, 515 9th Street – Benton City
5. Welcome and Update from Wade Blagg and Matt DeAtley, American Rock Products
6. 2579 Stevens Drive CERB-Intermodal Rail Presentation – Richland Business Park
7. 2579 Stevens Drive LED Lighting Project – Richland Business Park
8. Authorization to Award Contract with Impervious Coatings, LLC for \$67,709.70, Including Washington State Sales Tax, for the 2939 Richardson Road Roof Coating Project – Technology & Business Campus

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. BREAK: The Teleconference and Zoom options will terminate at this time. Commission and staff will travel to Richland Business Park, 2579 Stevens Drive, for tours of the surrounding area.

L. Tour Richland Business Park. This event is open to the public. No action will take place during or after the tour of Richland Business Park and its surroundings.

M. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on **Thursday, May 22, 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
March 19, 2025**

A. CALL TO ORDER: The regular monthly meeting was called to order at 8:30 a.m. at the Clore Center, 2140 Wine Country Road, Prosser, Washington.

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

PORT STAFF PRESENT: Diahann Howard, Quentin Wright, Summers Miya, Ron Branine, Brandin Lopez, Wally Williams, Audrey Burney, Angela Saraceno-Lyman, Jorge Celestino

ALSO PRESENT: John O’Leary, Gravis Law; Neal Ripplinger, Prosser Economic Development Association; Nathan Radach, City of Benton City; Larelle Michener, Prosser Chamber of Commerce; Alex Steinbock, Prosser Chamber of Commerce; Mayor Gary Vegar, City of Prosser

The following attendees attended via remote communications: Sheri Collins, Julia Mora, Bryan Condon, Century West Engineering; Wendy Culverwell, Tri-City Herald; Ashley Garza

The Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Commissioner Lori Stevens 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 March 19, 2025, Commission meeting, approval of minutes from the February 12, 2025, Commission meeting, approval of minutes from the March 3, 2025, special Commission meeting, and approval of vouchers and certifications, including payroll, for the month of February totaling \$1,044,686.18.

D. PUBLIC COMMENT:

There were no comments from the public.

E. ITEMS OF BUSINESS

1. Welcome and Update from Neal Ripplinger, Prosser Economic Development Association

Prosser Economic Development Director Neal Ripplinger provided an update on recent activities, including an update on the Prosser Leadership class of 2025, Mustang Business Plan Competition, the opening of Prosser Memorial Hospital, recent ribbon cuttings, updates to their business recruitment, retention and expansion efforts, College and Career Fair, Creative District application.

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

City of Prosser Mayor Gary Vegar provided an update on city operations, including the encouragement of signing up for weekly updates, infrastructure projects, including signs and a road safety survey, code enforcement and the hiring of new personnel, an update on the police station location options, upcoming road projects and possible land exchange and future development.

3. Welcome and Update from Alex Steinbock, Prosser Chamber of Commerce

Prosser Chamber of Commerce Executive Director Alex Steinbock provided an update on annual events, current marketing and communications efforts, including a new website and updated Visitor Guide and an updated rack card to promote hiking and walking in the area.

4. Welcome and Update from Nathan Radach, City of Benton City

Public Works Director Nathan Radach provided an update on parks and recreation in Benton City, including adding a new park and refreshing tennis courts to pickleball courts. Other updates included an update on the acquisition of 11 acres of land, which the city envisions turning into Riverfront Park with the completion of several projects.

Radach provided an update on facility upgrades within the city, street and infrastructure projects, and growth and development within and surrounding the city. Radach noted that the city is pursuing grants to assist with development.

5. Resolution 25-10, Authorizing the Port to Proceed with the Electrification Contract with Washington State Department of Transportation – Technology & Business Campus

Engineering and Development Manager Brandin Lopez reviewed the grant the Port received from the Washington Department of Transportation (WSDOT). Lopez explained that the resolution finalizes the project and allows the Port to move forward. Lopez confirmed the Port's match responsibility was included in the budget.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-10, authorizing the Port to proceed with the electrification contract with the Washington State Department of Transportation for the Technology & Business Campus.

6. Resolution 25-11, Approving a Lease Agreement and Lease Modification with Barnhart Crane & Rigging Company, Inc. – Richland Business Park

Executive Director Diahann Howard and Real Estate Manager Audrey Burney explained that they have been working with Barnhart on a \$2.4 million Community Economic Revitalization Board (CERB) loan application and a new five-year lease with one option that will be contingent on the CERB loan. The current lease terms and plans for future investment were reviewed. The CERB loan application will be discussed in greater detail at the April Commission meeting.

The facility's current condition was overviewed, including some required improvements to create a multi-tenant space.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-11, approving a lease agreement and lease modification with Barnhart Crane & Rigging Company, Inc. in the 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

Executive Director Diahann Howard explained that the amendment extends phase two of the industrial land exchange until July, with closing expected in September or October. Howard noted that the environmental assessment is ongoing. Howard added that this amendment was approved by the Richland City Council at last night's meeting.

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

Director of Facilities & Operations Ron Branine explained that the Port of Benton pavement replacement project covers a three-block, one-lane section of Port of Benton Boulevard from 6th through 9th Street.

Branine stated that Inland Asphalt Company was the low bidder at \$93,840.71, including Washington State sales tax.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, authorizing a contract with Inland Asphalt Company for \$93,840.71, including Washington State sales tax, for the Port of Benton Boulevard pavement replacement project.

F. INFORMATION REPORTS:

1. Grants Update

Executive Director Diahann Howard reviewed grants included in the grants report.

Item 2 – Innovation Cluster Accelerator Program Application, Phase 3, Application due in April, elements for the NSF application are to be requested.

Item 7 – State Capital Request, tied to Item 9. May have lost an earmark of \$240k. Will resubmit.

Item 8 – Records Room Organization – The project is completed, and all close-out paperwork has been submitted. Pending receipt of payment for the final invoice.

Item 11 – CERB/EDA-updated – Submitted to CERB. May 2025 presentation planned. EDA application on federal hold.

Item 12 – NSF Engine – Support acceleration of the nuclear supply chain, local companies, workforce and entrepreneurship. Not directly going through Port of Benton, but helps small business and workforce development and the Port and VERTICAL are part of community collaboration and partnership on application. VERTICAL will submit final application.

Item 13 – 2025 State Transportation Budget Request – Pending legislative session. Based on the 2024 FRAP application. Port has been asked to resubmit for the \$1.6 million project.

Airport Manager Quentin Wright provided an update on airport-related grants.

Wright noted that there are no new updates other than \$50,000 was included in the CARB loan for the purchase of 1845 Terminal Drive, for the replacement of windows. A statement of work was sent out for that project, but it was not successful, so the scope will be resubmitted.

G. COMMISSIONER REPORTS/COMMENTS

Commissioner Lori Stevens noted that the Prosser partners provided all relative updates today and noted that she is excited for possible future Clore partnerships.

Commissioner Roy D. Keck stated that he attended the Regional Chamber monthly luncheon related to the Hanford update, noting that there is more delineation between cleanup and clean energy.

Commissioner Keck added that he attended the recent PNWA Mission to Washington and was excited for the momentum for new nuclear.

Commissioner Scott D. Keller commented that the Richland Chamber of Commerce is growing and currently planning the Hogs & Dogs and Cool Desert Nights events. Commissioner Keller noted that he attended the recent wildfire aviation caucus and that he hopes to see the fire bosses return to Richland Airport.

H. DIRECTOR REPORTS/COMMENTS:

1. FINANCE DIRECTOR:

Senior Accountant Angela Saraceno-Lyman provided a financial status report as of February 2025, including an update on the 2023 state audit and 2024 year-end closing.

Lyman overviewed current cash, with a note to expect continued volatility due to timing of large projects, grant expenditures and grant reimbursements, noting that \$1,583,000 of reimbursements are currently in process.

Lyman overviewed recent cash activity, including the status of accounts receivable, noting that the "Over 90 Days" category is at its lowest level in many years.

Lyman stated that the financial statement audit is ongoing and the team is responding to various State Auditors Office requests. The accountability audit has been completed with no findings, which include Open Public Meetings Act, financial health, compliance with loan agreement (CARB, WSDOT), disbursements, and use of restricted funds. The change order review is still ongoing.

Lyman noted that the team continues to work through the year-end closing checklist, which includes the review and reconciliation of all general ledger accounts. Lyman added that a schedule has been developed with a CPA firm and the process is on schedule to be submitted early to the SAO.

2. PORT ATTORNEY:

Contract Port attorney John O'Leary stated that he had nothing to report but had some items reserved for executive session.

3. EXECUTIVE DIRECTOR:

Executive Director Diahann Howard reviewed recent meetings she has participated in, including the Association of Public Ports Authorities Foundation Board, planning for a June 24th M-84

conference in Kalama, a presentation at the National Cleanup Workshop, Daybreak Rotary Club presentation, recent recognition as a Person of Influence at the Tri-Cities Journal of Business event. Other meetings included two recent Research District meetings, which may soon be restructured.

Howard recognized Real Estate Manager Audrey Burney for being recognized by the Washington Economic Development Association as an Emerging Professional.

Howard stated that the waterfront development planning continues, noting that the draft packets have been provided to each Commissioner.

Howard provided an update on the strategic plan, stating that the port received five bids with Maul Foster Alongi coming in as lowest bidder at \$49,933 and the team is moving forward to get them under contract to proceed.

Howard stated that there have been recent conversations with the class one rail operators regarding the car charge and all parties are now meeting every Friday until the agreement is finalized.

Howard recognized the engineering team on the recent rail tie replacement project, noting that final inspections are taking place before the track speed can be raised from 5 mph to 10 mph. Howard added that the team continues to work on the shore power projects and has met with Tidewater and has had continued conversations with the Navy.

Howard noted that the State Route 240 project to replace the crossing and rail signal has been awarded to Stacy & Whitbeck and the closure target is May 29 – June 2, which will be verified and communicated once verified by all involved.

Continued conversation ensued related to rail maintenance and projects.

Howard provided updates on recent real estate conversations, including the American Rock area, Kaiser lease, Talent Aviation, Barnhart, Hanford Mission Integration Solutions, Richland Airport and recent utility-related issues. The land exchange assignment document for the Richland Innovation Center have been drafted and 1845 Terminal Drive has been added to Loop Net. Additional real estate updates were provided related to Richland and Prosser property.

Howard reminded the Commission that State of the Ports will take place on April 23 and she will be leaving for an ECA meeting directly following to present for VERTICAL.

I. FOR THE GOOD OF THE ORDER

There were no comments regarding the Good of the Order schedule of events.

J. EXECUTIVE SESSION: The regular Commission meeting was recessed at 10:22 a.m. It was announced that an Executive Session would commence at 10:30 a.m. for 15 minutes to discuss real estate and potential litigation. It was noted that the regular meeting would be reconvened at 10:45 a.m.

At 10:45 a.m., it was announced that an additional 10 minutes were needed for the executive session.

The regular Commission meeting was reconvened at 10:53 a.m.

K. ADJOURNMENT: No action was required. The meeting was adjourned at 10:53 a.m. with an announcement that the next regular Port of Benton Commission meeting would be held at 8:30 a.m. on Wednesday, April 9, 2025, at the Port of Benton Commission meeting room, 3250 Port of Benton Boulevard, Richland, Washington.

Roy D. Keck, Commission Secretary

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

General Expenses

| | | | | | |
|------------------------------|-------|---|-------|--|---------------|
| Accounts Payable Warrants #: | 84403 | - | 84475 | | \$ 329,439.65 |
| Electronic Payments: | | | | | \$ 3,121.27 |
| Total General Expenses | | | | | \$ 332,560.92 |

Payroll

| | | | | | |
|---|--|--|--|--|----------------------|
| Direct Deposit: | | | | | |
| ACH | | | | | \$ 125,774.86 |
| Electronic Payments: | | | | | |
| IRS Payroll Tax Deposit | | | | | \$ 46,212.74 |
| Other Payroll Related Payments | | | | | \$ 12,813.83 |
| Total Payroll | | | | | \$ 184,801.43 |
| Total General Expenses and Payroll | | | | | \$ 517,362.35 |

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

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

| | | | |
|---|---------------|----|-----------------------------|
| General Expenses | | | |
| Accounts Payable Warrants #: | 84403 - 84475 | \$ | 329,439.65 |
| Electronic Payments: | | \$ | 3,121.27 |
| Total General Expenses | | | <u>\$ 332,560.92</u> |
| Payroll | | | |
| Direct Deposit: | | | |
| ACH | | \$ | 125,774.86 |
| Electronic Payments: | | | |
| IRS Payroll Tax Deposit | | \$ | 46,212.74 |
| Other Payroll Related Payments | | \$ | 12,813.83 |
| Total Payroll | | | <u>\$ 184,801.43</u> |
| Total General Expenses and Payroll | | | <u><u>\$ 517,362.35</u></u> |

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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

| | | | |
|---|-------------------|------------|------------------------------|
| Mar-25 Cash Disbursements Batch Totals | | | |
| \$ | 329,439.65 | Mar-25 | |
| <u>\$</u> | <u>329,439.65</u> | | |
| Electronic Payments - Other Payment | | | |
| \$ | 3,121.27 | 03/31/2025 | WASHINGTON STATE DOR |
| \$ | - | | |
| <u>\$</u> | <u>3,121.27</u> | | |
| IRS Payroll Tax Deposit | | | |
| \$ | 23,919.75 | 03/14/25 | INTERNAL REVENUE SERVICE |
| \$ | 22,292.99 | 03/28/25 | INTERNAL REVENUE SERVICE |
| | - | | |
| | - | | |
| <u>\$</u> | <u>46,212.74</u> | | |
| 378,773.66 Warrants, ACH, FedTax | | | |
| Payroll Direct Deposit Net Pay | | | |
| \$ | 58,057.71 | 03/14/25 | PORT OF BENTON EMPLOYEES |
| \$ | 5,012.39 | 03/14/25 | PORT OF BENTON COMMISSIONERS |
| \$ | 62,704.76 | 03/28/25 | PORT OF BENTON EMPLOYEES |
| <u>\$</u> | <u>125,774.86</u> | | |
| Other Payroll Related Payments | | | |
| \$ | 1,918.34 | 03/14/25 | NATIONWIDE |
| \$ | 4,384.12 | 03/14/25 | DCP |
| \$ | 100.00 | 03/14/25 | WASHINGTON SUPPORT REGISTRY |
| \$ | 1,918.34 | 03/28/25 | NATIONWIDE |
| \$ | 4,393.03 | 03/28/25 | DCP |
| \$ | 100.00 | 03/28/25 | WASHINGTON SUPPORT REGISTRY |
| \$ | - | | |
| \$ | - | | |
| \$ | - | | |
| \$ | - | | |
| \$ | - | | |
| \$ | - | | |
| \$ | - | | |
| <u>\$</u> | <u>12,813.83</u> | | |

Company name: Port of Benton
Report name: Check register
Created on: 4/2/2025

| Bank | Date | Payee | Document no. | Amount | Cleared |
|------|-----------|---|--------------|-----------|------------|
| | 3/12/2025 | VEN00756--3 RIVERS DIESEL REPAIR | 84403 | 8,784.01 | In Transit |
| | 3/12/2025 | VEN00209--4IMPRINT, INC | 84404 | 731.47 | In Transit |
| | 3/12/2025 | VEN00053--BENTON RURAL ELEC ASSOCIATION | 84405 | 881.94 | In Transit |
| | 3/12/2025 | VEN00066--BNSF RAILWAY COMPANY | 84406 | 12,219.11 | In Transit |
| | 3/12/2025 | VEN00597--BUSINESS RADIO INC | 84407 | 1,074.03 | In Transit |
| | 3/12/2025 | VEN00468--CASCADE FIRE PROTECTION CO. | 84408 | 8,068.80 | In Transit |
| | 3/12/2025 | VEN00469--CENTURY WEST ENGINEERING CORP | 84409 | 11,604.00 | In Transit |
| | 3/12/2025 | VEN00290--CI-PW, LLC (Paradise Bottled Water) | 84410 | 68.40 | In Transit |
| | 3/12/2025 | VEN00052--CITY OF BENTON CITY | 84411 | 185.80 | In Transit |
| | 3/12/2025 | VEN00071--CITY OF PROSSER | 84412 | 6,644.05 | In Transit |
| | 3/12/2025 | VEN00089--CITY OF RICHLAND | 84413 | 34,081.25 | In Transit |
| | 3/12/2025 | VEN00234--CITY OF RICHLAND LANDFILL | 84414 | 957.95 | In Transit |
| | 3/12/2025 | VEN00700--CLIFTON LARSON ALLEN LLP | 84415 | 8,308.55 | In Transit |
| | 3/12/2025 | VEN00077--COLUMBIA BASIN IT | 84416 | 3,232.34 | In Transit |
| | 3/12/2025 | VEN00105--CONNELL OIL, INC | 84417 | 4,084.26 | In Transit |
| | 3/12/2025 | VEN00114--CRYSTAL SPRINGS | 84418 | 1,900.06 | In Transit |
| | 3/12/2025 | VEN00143--DSD BUSINESS SYSTEMS | 84419 | 264.96 | In Transit |
| | 3/12/2025 | VEN00161--EXPRESS SERVICES, INC. | 84420 | 1,773.20 | In Transit |
| | 3/12/2025 | VEN00166--FERGUSON ENTERPRISES, INC. | 84421 | 139.10 | In Transit |
| | 3/12/2025 | VEN00175--FRONTIER FENCE, INC. | 84422 | 4,885.00 | In Transit |
| | 3/12/2025 | VEN00180--GENSCO, INC | 84423 | 51.96 | In Transit |
| | 3/12/2025 | VEN00540--GLACIER SUPPLY GROUP, LLC | 84424 | 4,681.01 | In Transit |
| | 3/12/2025 | VEN00601--GRAVIS LAW PLLC | 84425 | 13,760.00 | In Transit |
| | 3/12/2025 | VEN00725--GTS INTERIOR SUPPLY | 84426 | 677.34 | In Transit |
| | 3/12/2025 | VEN00200--HDR ENGINEERING, INC | 84427 | 985.33 | In Transit |
| | 3/12/2025 | VEN00492--INLAND ASPHALT COMPANY | 84428 | 1,581.25 | In Transit |
| | 3/12/2025 | VEN00225--JUB ENGINEERS, INC | 84429 | 10,300.00 | In Transit |
| | 3/12/2025 | VEN00258--MOON SECURITY SERVICES, INC | 84430 | 2,134.29 | In Transit |
| | 3/12/2025 | VEN00297--PERSONAL TOUCH CLEANING, INC. | 84431 | 25,910.39 | In Transit |
| | 3/12/2025 | VEN00305--POCKETINET COMMUNICATIONS, INC. | 84432 | 255.00 | In Transit |
| | 3/12/2025 | VEN00306--PROMINENCE PUBLIC RELATIONS | 84433 | 2,870.00 | In Transit |
| | 3/12/2025 | VEN00315--PURCHASE POWER | 84434 | 200.00 | In Transit |
| | 3/12/2025 | VEN00317--RAILWORKS TRACK SYSTEMS | 84435 | 8,261.20 | In Transit |
| | 3/12/2025 | VEN00464--ROCKABILLY ROASTING CO. | 84436 | 142.50 | In Transit |
| | 3/12/2025 | VEN00717--SCHINDLER ELEVATOR dba ELTEC SYSTEMS | 84437 | 1,087.00 | In Transit |
| | 3/12/2025 | VEN00636--SENSKE LAWN & TREE CARE LLC | 84438 | 364.15 | In Transit |
| | 3/12/2025 | VEN00352--SMARSH, INC. | 84439 | 23.58 | In Transit |
| | 3/12/2025 | VEN00367--STRIPE RITE INC | 84440 | 5,594.50 | In Transit |
| | 3/12/2025 | VEN00390--TIRE FACTORY | 84441 | 1,384.86 | In Transit |
| | 3/12/2025 | VEN00394--TREASURE VALLEY COFFEE | 84442 | 263.68 | In Transit |
| | 3/12/2025 | VEN00414--VERIZON | 84443 | 1,908.87 | In Transit |
| | 3/12/2025 | VEN00444--WASHINGTON STATE DEPT OF LABOR & INDUSTRIES | 84444 | 285.40 | In Transit |
| | 3/12/2025 | VEN00755--WESTERN EQUIPMENT DIST INC | 84445 | 7,053.43 | In Transit |
| | 3/12/2025 | 10040--Saraceno Lyman, Angela | 84446 | 200.00 | In Transit |
| | 3/12/2025 | 10042--Lopez, Brandin | 84447 | 476.48 | In Transit |
| | 3/12/2025 | 10007--Keck, Roy | 84448 | 193.38 | In Transit |
| | 3/18/2025 | VEN00006--ABADAN, INC | 84449 | 275.63 | In Transit |
| | 3/18/2025 | VEN00025--AMERICAN ROCK PRODUCTS, INC | 84450 | 11,036.92 | In Transit |
| | 3/18/2025 | VEN00044--BENTON PUD | 84451 | 4,256.25 | In Transit |
| | 3/18/2025 | VEN00059--BENTON-FRANKLIN HEALTH DEPT | 84452 | 30.00 | In Transit |
| | 3/18/2025 | VEN00290--CI-PW, LLC (Paradise Bottled Water) | 84453 | 47.78 | In Transit |
| | 3/18/2025 | VEN00089--CITY OF RICHLAND | 84454 | 319.19 | In Transit |
| | 3/18/2025 | VEN00092--CLARK HILL PLC | 84455 | 2,700.00 | In Transit |
| | 3/18/2025 | VEN00642--CLEAN HARBORS GOVERNEMENTAL SERVICES | 84456 | 4,502.39 | In Transit |
| | 3/18/2025 | VEN00077--COLUMBIA BASIN IT | 84457 | 98.74 | In Transit |
| | 3/18/2025 | VEN00639--CWW LLC (COLUMBIA RAIL) | 84458 | 48,500.00 | In Transit |
| | 3/18/2025 | VEN00161--EXPRESS SERVICES, INC. | 84459 | 3,169.60 | In Transit |
| | 3/18/2025 | VEN00757--GEMINI CORPS LLC | 84460 | 3,000.00 | In Transit |
| | 3/18/2025 | VEN00009--GEO WAY ACE HARDWARE | 84461 | 1,118.42 | In Transit |
| | 3/18/2025 | VEN00200--HDR ENGINEERING, INC | 84462 | 9,561.03 | In Transit |
| | 3/18/2025 | VEN00734--JESSE'S LAWN MAINTENANCE | 84463 | 9,989.53 | In Transit |
| | 3/18/2025 | VEN00229--KELLEY'S TELE-COMMUNICATION, INC. | 84464 | 149.00 | In Transit |
| | 3/18/2025 | VEN00245--LUKE'S CARPET | 84465 | 809.86 | In Transit |
| | 3/18/2025 | VEN00288--PALMER ROOFING COMPANY | 84466 | 3,913.20 | In Transit |
| | 3/18/2025 | VEN00334--SANITARY DISPOSAL, INC. | 84467 | 1,849.26 | In Transit |
| | 3/18/2025 | VEN00352--SMARSH, INC. | 84468 | 10,491.07 | In Transit |

| | | | | |
|-----------|---------------------------------------|-------|----------|------------|
| 3/18/2025 | VEN00341--SUPERIOR GLASS | 84469 | 657.64 | In Transit |
| 3/18/2025 | VEN00709--TERESA HANCOCK | 84470 | 4,240.00 | In Transit |
| 3/18/2025 | VEN00346--THE SHERWIN-WILLIAMS CO. | 84471 | 3,832.82 | In Transit |
| 3/18/2025 | VEN00398--TRI-CITY SIGN & BARRICADE | 84472 | 237.30 | In Transit |
| 3/18/2025 | VEN00402--UNDERGROUND CREATIVE, LLC | 84473 | 2,050.00 | In Transit |
| 3/18/2025 | VEN00727--VALLEY WIDE COOPERATIVE INC | 84474 | 491.34 | In Transit |
| 3/18/2025 | VEN00449--ZIPLY FIBER | 84475 | 544.47 | In Transit |
| 3/18/2025 | VEN00449--ZIPLY FIBER | 84476 | 251.74 | In Transit |
| 3/18/2025 | VEN00449--ZIPLY FIBER | 84477 | 85.49 | In Transit |
| 3/18/2025 | VEN00449--ZIPLY FIBER | 84478 | 697.10 | In Transit |

Total for BCT MAIN

329,439.65

RESOLUTION 25-13

A RESOLUTION AUTHORIZING THE PORT OF BENTON TO PROCEED WITH THE SHORE POWER ELECTRIFICATION DESIGN CONTRACT

WHEREAS, on March 19, 2025, Resolution 25-10 was passed, which approved the Port's matching funds in the amount of \$300,000 and authorized the final contract review and execution between the Washington State Department of Transportation (WSDOT) and the Port, including the path forward for the future design contract;

WHEREAS, in February 2025, the Port solicited a Request for Qualifications (RFQ) for shore power engineering services and received three proposals;

WHEREAS, the Port management team selected PND Engineers based on their Statement of Qualifications and experience;

WHEREAS, PND Engineers has prepared a proposal for design and bidding services that includes cultural, civil, electrical, security, permitting (SEPA), community engagement, and contract services, for a total cost of \$480,900;

WHEREAS, the proposal aligns with the available funding and covers all known items, excluding any unforeseen permitting or scope adjustments that may arise during investigation;

WHEREAS, Given the potential unforeseen risks associated with working within shoreline and culturally sensitive areas, an additional \$35,000 in change order funding is requested to address any permitting or scope gaps, ensuring the project remains on schedule;

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

1. The Port of Benton hereby approves the \$480,900 contract with PND Engineers for shore power design and bidding services.
2. An additional \$35,000 in change order funding is approved to address unforeseen permitting issues and maintain the project schedule.
3. The contract with PND Engineers shall not be executed until the funding agreement between WSDOT and the Port is fully signed and approved
4. This resolution does not include construction services, and the construction contract will be executed by a separate action.

THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 9th day of April 2025

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

RESOLUTION 25-14

A RESOLUTION OF THE PORT COMMISSION OF THE PORT OF BENTON, WASHINGTON, AUTHORIZING A SALE OF REAL PROPERTY

WHEREAS, the Port of Benton is a municipal corporation, organized and existing under the laws of the State of Washington, RCW 53.04.010; and

WHEREAS, the Port of Benton owns real property in fee simple title located in the Port's Benton City Downtown Area, more particularly described on Attachment 1 to this resolution; and

WHEREAS, the Port Commission deemed the property excess to future port purposes by Resolution 21-51 dated November 10, 2021 as per the Port's Comprehensive Scheme of Harbor Development RCW 53.20.010, to promote economic development and balance the Port's budget within the District following the COVID-19 pandemic and to further support private investment and economic development opportunities within the community; and

WHEREAS Jennifer Kaslow and Nishaant Issar, through an LLC that will be created for this purpose (Purchasers) have offered to purchase real property as depicted on Attachment 1, consisting of building improvements (3,304+/- SF), 0.2753 acres (Block 4, Lots 5, 6 & 7) along with fixtures/improvements thereof, for a sum of \$300,000.00 US Dollars; and

WHEREAS, Port staff requests that the Commission approve the offer, authorize the drafting of a Real Estate Purchase and Sale Agreement subject to Port attorney review and to submit for execution. The Sale will be contingent upon standard due diligence, legal review and compliance with applicable regulations; and

WHEREAS, the Port Commission, having determined the proposed sale is consistent with Port policies, hereby authorizes the sale of real property and further amends the Port's Comprehensive Scheme of Harbor Development.

IT IS RESOLVED that the Board of Commissioners hereby approve Resolution 25-14 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with Jennifer Kaslow and Nishaant Issar's newly formed LLC, under the terms contained in the Purchase and Sale Agreement for the sum of \$300,000.00 US Dollars and hereby authorize execution of all necessary documents and agreements on behalf of Port of Benton to complete the transaction as specified above.

BE IT FURTHER RESOLVED Port of Benton's Comprehensive Plan of Improvements is hereby amended to remove the real property described in Attachment 1 from the Comprehensive Plan.

DATED AND SIGNED at Richland, Washington on this 9th day of April, 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

**Attachment 1
To Resolution 25-14
Authorizing a Sale of Real Property
Jennifer Kaslow and Nishaant Isaar**

BENTON CITY: BLOCK 4, Lot(s) 5, 6, 7 & 8

Auditor Parcel No: 1-1897-302-004-007

Auditor Parcel No: 1-1897-302-0004-006

Auditor Parcel No: 1-1897-302-0004-005

Description

LOTS 5,6,7, AND 8, BLOCK 4, TOWNSITE OF BENTON CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 36, RECORDS OF BENTON COUNTY, WASHINGTON.

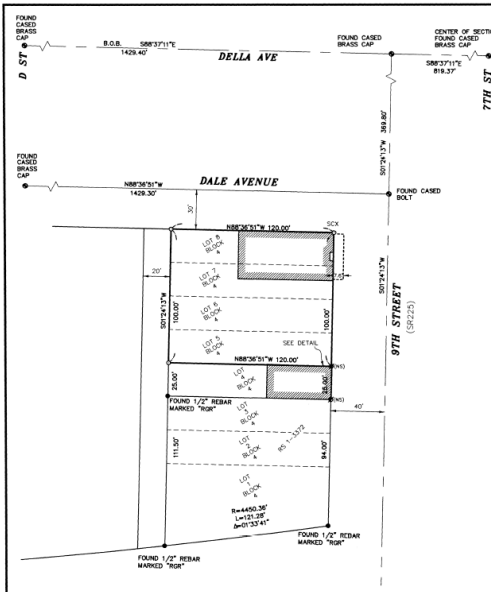
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORDED AND IN VIEW.

RIGHT OF WAY PER BENTON COUNTY ORDINANCE NO. 441, ADOPTED AND PASSED NOVEMBER 6, 2006, RECORDED JANUARY 5, 2007, AUDITOR FILE NO. 2007-000506

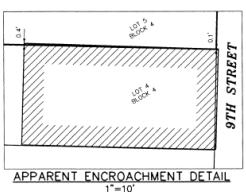
16-9-27

RECORD SURVEY NO. 3983

N.E. 1/4 OF THE S.W. 1/4, SEC. 18, T.9 N., R.27 E., W.M.
CITY OF BENTON CITY
BENTON COUNTY, WASHINGTON



DESCRIPTION
LOTS 5, 6, 7, AND 8, BLOCK 4, TOWNSHIP OF BENTON CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 36, RECORDS OF BENTON COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.



LEGEND

- \circ - SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED 'LAD STATION 39831'
 - \circ (with 'A') - SET CURBERS 'A'
 - \bullet - FOUND AS INDICATED
 - \ominus - NOT FOUND OR SET
 - \oplus - FOUND CAPPED MONUMENT
 - B.O.B. - BASE OF BEARING
 - RS - RECORD SURVEY
 - - BUILDING FOOTING
 - — — — — - BUILDING
- SCALE 1" = 30'
0 30 60 90
BASIS OF BEARING
NSM-1043
EQUIPMENT USED
A THREE-SECOND TOTAL STATION
TOPCON SUPER VIEW GTS

SURVEYOR'S CERTIFICATE
L. AMON A. DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED BY ME IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN HEREON AT THE REQUEST OF THE PORT OF BENTON, AND ALL BEARINGS AND DISTANCES ARE CORRECT.
DATE 04/16/2008



SURVEY FOR
PORT OF BENTON

| B | N | S | E | T | R |
|---|---|---|---|---|---|
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AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 14th DAY OF APRIL 2008 AT 10:43 AM AND RECORDED AT VOLUME 2 OF PLATS, PAGE 36, RECORDS OF BENTON COUNTY, WASHINGTON AT THE REQUEST OF L. AMON A. DYCK, P.L.S.
DATE 04/15/08
BENTON COUNTY AUDITOR
Jill - Jones
INDEX NO. 4236
DEPUTY

STRATTON SURVEYING & MAPPING, P.C.
1700 N. 28TH ST., SUITE 110
BENTON, WA 99004
PHONE: 509-738-1648
FAX: 509-738-6860
email@stratton-survey.com

4236S01.DWG © 2008
DATE: 04/15/08 SH: 1 OF 1
DRAWN BY: S/AAO JOB # 4236

16-9-27
RECORD SURVEY NO. 3983
VICINITY SKETCH
APPARENT ENCROACHMENT DETAIL

| | 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. TRIDEC taking lead item to be removed. |
| 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 early June. |
| 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 | This project is complete. We are just waiting to see how the track moves with all the new re-alignment before we increase speeds. |
| 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 Due to loss of CDS dollars these funds will not remain. Item to be removed. |
| 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 | These grant funds have been withdrawn, and staff was asked to submit a new request. |
| 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. | Vertical asked to act as PI for submission, and partnered with the state of Washington, CTA, WSU, PNNL, INL, and INEC. Project updated with deadline of April 15 to be submitted. |
| 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 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 – April 2025

| Date | What | Where | When | Who |
|-----------|---|---|---------------------|-------------------|
| 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 17 | Prosser Chamber Board Meeting | 1230 Bennett Ave., Prosser | 7:30 a.m. | Lori |
| April 23 | Visit Tri-Cities Board Meeting | 7130 W. Grandridge Blvd., Kennewick | 7:30 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 |
| April 25 | Commissioner Stevens 1:1 | | 9 a.m. | Lori |
| May 2 | Commissioner Keck 1:1 | Port | 9 a.m. | Roy |
| May 5 | Benton City Chamber Luncheon | Palm Tavern, 603 9 th St., Benton City | Noon | Lori |
| May 6 | Prosser Chamber Monthly Luncheon | | Noon | Lori |
| May 7 | Prosser EDA Annual Meeting | Benton PUD, 250 N. Gap Rd., Prosser | 5:30 p.m. | Lori, Staff |
| May 13 | Prosser Tourism Meeting | Best Western Prosser | 8 a.m. | Lori |
| May 15 | Prosser Chamber Board Meeting | 1230 Bennett Ave., Prosser | 7:30 a.m. | Lori |
| May 14-16 | WPPA Spring Meeting | Historic Davenport Hotel, 10 S. Post, Spokane | | Scott, Roy, Staff |

| | | | | |
|-----------|--------------------------------------|---|--|----------------|
| May 19-21 | WAMA Annual Conference | Campbells Resort, 104 . Woodin Ave., Chelan | | Scott, Quentin |
| May 22 | Port of Benton Commission Meeting | 3250 Port of Benton Blvd., Richland | | |