

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 May 22, 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., May 22, 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 April 9, 2025, Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for the Month of April, Totaling \$1,355,955.91
4. Resolution 25-15, To Cancel Warrant Nos. 084522 and 084670, Which Were Printed with Errors and Not Issued

D. PUBLIC COMMENT

E. PUBLIC HEARING

For the Purpose of Receiving Public Comment Concerning Declaring Property Excess of the Future Needs of the Port and the Advisability of Potential to Sell,

Lease, Transfer or Otherwise Exchange Real Property and Improvements
Owned by the Port of Benton

F. ITEMS OF BUSINESS

1. Resolution 25-16, To Surplus Real Property and Amend the Comprehensive Plan of Improvements – Technology & Business Campus
2. Resolution 25-17, Authorizing a Sale of Real Property – Technology & Business Campus
3. Butler Loop Mini Storage, LLC – Richland Airport
4. Resolution 25-18, Acceptance of Completion of Work, Inland Asphalt Inc. – Port of Benton Blvd. Pavement Replacement Project – Technology & Business Campus
5. Resolution 25-19, Acceptance of Completion of Work, Railworks Track Systems, LLC – Saint Street and Airport Way Railroad Crossing Replacement Project (FRAP)
6. Resolution 25-20, Acceptance of Completion of Work, Railworks Track Systems, LLC – 2024 Tie Replacement Project
7. Approval of New Contract with Columbia Sweeping Service, Inc. – Crack Seal and Seal Coat Project – 2579 Stevens Dr., Richland Business Park
8. Amendment to Contract – HDR Engineering, Inc., Construction Engineering Assistance– Steptoe/Tapteal Intersection Project
9. Acceptance of Change Order – 1845 Terminal Drive Window Replacement Project, Richland Airport
10. Proclamation 25-01, Honoring USS Triton Veterans and Dedicating a Commemorative Wall at the USS Triton Sail Park

G. INFORMATION REPORTS

1. Grants Update
2. Intermodal Update

H. COMMISSIONER REPORTS/COMMENTS

I. DIRECTOR REPORTS/COMMENTS

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

J. FOR THE GOOD OF THE ORDER

K. EXECUTIVE SESSION

L. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on **Wednesday, June 18, 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
April 9, 2025

A. CALL TO ORDER: The regular monthly meeting was called to order at 8:30 a.m. at the Port of Benton Commission Meeting Room, 3250 Port of Benton Blvd., Richland, 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, Jeff Lubeck

ALSO PRESENT: John O’Leary, Gravis Law; Ashley Garza; Roger Wright; Pam Minelli, Tri-Cities C.A.R.E.S.; Paul Krupin, Tri-Cities C.A.R.E.S.; Dave Sharp, Tri-Cities C.A.R.E.S.; Karen Brun, Tri-Cities C.A.R.E.S.; Jon Ray, Rest on High; Wade Blagg, American Rock Products; Mike McBreen, American Rock Products; Clif Dyer; Sundance Aviation

The following attendees attended via remote communications: Sheri Collins; Julia Mora; Angela Saraceno-Lyman; Jorge Celestino; Bryan Condon, Century West Engineering; Wendy Culverwell, Tri-City Herald; Teresa Hancock; Jeff (No last name given)

The Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Wally Williams led those present to recite the Pledge of Allegiance.

C. CONSENT AGENDA:

It was requested that Item No. 9 be added to the Items of Business Section: Amendment to Real Estate and Purchase and Sale Agreement and the Development Agreement – DFP, LLC – Richland Business Park.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission approving the amended agenda for the April 9, 2025, Commission meeting, approval of minutes from the March 19, 2025, Commission meeting, and approval of vouchers and certifications, including payroll, for the month of March totaling \$517,362.35.

D. PUBLIC COMMENT:

Clif Dyer of Sundance Aviation announced his support of the aviation-related events taking place at the airport on Saturday, May 31, 2025, noting that it will be a very busy day at the Richland Airport.

E. ITEMS OF BUSINESS

1. Welcome and Update from Tri-Cities C.A.R.E.S., Horse Heaven Hills Wind and Solar Project

Paul Krupin of Tri-Cities C.A.R.E.S. provided an overview and update on the Horse Heaven Hills Wind and Solar Project, noting that there are current legal battles and public involvement over turbine installations.

Krupin noted that this project is the largest wind project in the United States, spanning 25 miles. The project includes 222 499-foot turbines, 112 square miles, 100 miles of dirt roads, 20 miles of

transmission lines, 18 acres of lithium-ion battery storage. Each turbine ranges from 500-foot and 671-foot. 100,000 people live within six miles of the turbine area.

Krupin noted that there is a potential for 400-500 full-time jobs during construction, with only 20 permanent employees.

There is a 10-30% reduction in property values for 75,000 homes, an estimated \$4-6 billion impact.

There are environmental and safety concerns with impacts to wildlife, cultural properties and visual aesthetics. Firefighting aircraft operations will be hindered by turbine installations.

Krupin pointed out that the initial EIS process was challenged and the governor's remand led to revised recommendations against EIS findings.

Ongoing litigation costs are estimated between \$300,000 and \$400,000.

Krupin noted that Tri-Cities C.A.R.E.S. will continue with litigation and legal strategies, while fundraising to cover ongoing legal expenses and organizing public support and awareness events.

2. Welcome and Update from Jon Ray, Rest on High – Aviation Career Fair – Richland Airport

Jon Ray of Rest on High provided an update on the upcoming inaugural Aviation Career Day and Job Fair, which will take place at Richland Airport on Saturday, May 31 from 9:30 a.m. – 4:30 p.m.

Ray reviewed the event mission: "Introduce Tri-City high school and college students to the vast opportunities for careers in the aviation industry and provide them with an opportunity to talk to industry experts about what the jobs entail and the career path for those jobs."

Ray introduced the aviation career opportunities beyond pilots and flight attendants, noting the goal to engage youth and local colleges in aviation sectors like engineering, data processing, EVTOL and UAS.

Ray stated that the event is free of charge and open to the public, with businesses asked to only provide their own sun shade. There will be UAS demonstrations, static displays, vendor presentations and the Young Eagles program will be on site.

Ray explained that he has been promoting the event through the local schools and colleges and working with local connections.

3. Resolution 25-13, Authorizing the Port of Benton to Proceed with the Shore Power Electrification Design Contract – Technology & Business Campus

Brandin Lopez requested authorization for the Port to sign a contract for the shore power and electrification design contract, reminding the Commission that this project is all covered by grant dollars. Lopez overviewed the project, noting that site security will be updated and fencing and lighting will be added to the site. These improvements will also open the door for possible future potential tourism boats to come up this far.

Lopez stated that the proposal received was for \$480,900 with an additional \$35,000 in possible change orders.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-13, authorizing the Port of Benton to proceed with the shore power electrification design contract for \$480,900 with an additional \$35,000 in possible change orders. – Technology & Business Campus.

4. Resolution 25-14, Authorizing the Sale of Real Property, 515 9th Street – Benton City

Real Estate Manager Audrey Burney provided an overview of the real property located at 515 9th Street in Benton City, which is the Subway building. Burney noted that it includes .2753 acres of property, 3,304 square-foot building.

Burney noted that in 2008, the Port paid \$150,000 for the property, in 2020 an appraisal was received for \$252,000. In November 2021, the Commission deemed the property excess to future port purposes by Resolution 21-51 to the Comprehensive Scheme of Harbor Development, which the Comp Plan has since been reauthorized in 2022, 2023, 2024 and 2025.

In October, 2023, a resolution was passed authorizing a sale of real property to Atomic Donut, LLC for \$275,000, which was not executed.

Burney overviewed the offer received:

- Jennifer Kaslow and Nishaant Isaar, operating as Kayaan, LLC, are the franchise owners of Subway.
- Subway is the tenant on the lease for this location and Kayaan, LLC is a subtenant under the Subway lease.
- Since 2006, they have owned and operated 13 franchise stores and currently own seven Subway stores.
- Initial investment of \$100,000.
- Plans to employ between 4 – 6 employees.
- Plan to look for a tenant to fill the available space in the building.
- Offered \$300,000 for the building and land.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-14, authorizing the Port of Benton to proceed with the sale of real property located at 515 9th Street, Benton City.

5. Welcome and Update from Wade Blagg and Mike McBreen, American Rock Products

Contract Engineer Roger Wright of RGW Enterprises provided a historical overview on the land north of 2579 Stevens Drive, which has been leased by American Rock since 2000. Wright noted that the area has been very successful for American Rock, which in turn has been a great project for the Port.

General Manager of American Rock Products, Wade Blagg, greeted the Commission, noting that he has been with the company since 2004 and has been happy with the great relationship between the port and American Rock.

Blagg overviewed the company, noting that there are 50 employees locally and over 100 at Inland Asphalt, which is a sister company. Blagg explained that at peak season, the company employs around 300 people locally. Blagg explained the operations, noting that American Rock is the #1 supplier

to the Hanford reservation and supplies 50% to local residential with a total of approximately 65% of commercial and industrial products in the Tri-Cities.

Blagg provided an overview on the rocks mined, noting that they have mined over 10 million tons and continue to invest.

Blagg reviewed investments, including water clarifier installation, overland conveyor system, along with future plans, including an expansion of mining operations, leasing additional land for development.

Mike McBreen, Vice President of American Rock, Northwest Region complimented the great partnership between the port and American Rock, including complimenting engineer Roger Wright. McBreen noted his appreciation to the port for the continued support of their operations.

6. 2579 Stevens Drive CERB – Intermodal Rail Presentation – Richland Business Park

Engineering and Capital Development Manager Brandin Lopez provided an update on the Community Economic Revitalization Board (CERB) application for the Barnhart Crane facility located at 2579 Stevens Drive, stating that the new lease with Barnhart allows the Port to present at the May CERB meeting. Lopez added that following the May meeting, the Port will then approach the Economic Development Association (EDA) regarding additional funding, in addition to Benton County rural county capital .09 funding opportunity.

Lopez overviewed the aging building infrastructure and some of the plans for the remodel. A review of the funding sources was provided, including a timeline of the project phases.

Lopez provided some detail on each phase and what the project would include in each phase, pointing out that they are dealing with 1950s infrastructure and codes were much different then.

Lopez explained funding sources and the unknowns related to the project at this time.

7. 2579 Stevens Drive LED Lighting Project – Richland Business Park

Director of Facilities Ron Branine explained that this lighting project would finish out the lighting minus the Barnhart area at the 2579 Stevens Drive building, and there is less than a three-year return on investment. Branine noted that the approximate quote for the project is \$70,000.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving the 2579 Stevens Drive LED Lighting Project at \$70,000.

8. Authorization to Award Contract with Impervious Coatings, LLC for \$67,709.70, Including Washington State Sales Tax, for the 2939 Richardson Roof Coating Project – Technology & Business Campus

Director of Facilities & Operations Ron Branine stated that this roof coating project is for the Westinghouse building, as it is aging out. Branine noted that a full replacement cost is approximately \$135,000, but this quote from Impervious Coating is a new spray-on technology and also provides a 10-year warranty and came in at \$67,709.70, including Washington State sales tax.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, authorizing a contract with Impervious Coatings, LLC for \$67,709.70, including Washington State sales tax, for the 2939 Richardson Roof Coating Project. – Technology & Business Campus

9. Amendment to Real Estate and Purchase and Sale Agreement and the Development Agreement – DFP, LLC – Richland Business Park

Executive Director Diahann Howard explained that DFP, LLC, purchased approximately one acre of land from the port in the Richland Business Park last May. Howard added that the purchase agreement requires them to tie in and extend utility to the port's land west of the development area, for which the port will share approximately \$50,000 of the cost. The agreement had the work required to be completed by December 31, 2024. DFP is currently under construction and has requested an extension to July 31, 2025.

Howard added that this work benefits the Port's property and supports the businesses growth and development. Howard noted that the owner is making good progress and the port recommends extending the date in good faith.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving the amendment to the real estate and purchase and sale agreement and the development agreement with DFP, LLC. – Richland Business Park

F. INFORMATION REPORTS:

1. Grants Update

Executive Director Diahann Howard reviewed the grants report.

Item 12 – National Science Foundation – VERTical was asked to act as PI for submission and partnered with the state, CTA, WSU, PNNL, INL and INEC. \$160 million over 10 years, 15 million for years one and two.

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

Wright stated that the FAA plans to visit both airports next week.

Wright noted that the local chapter of the 99s has offered to paint the compass rose at Richland Airport, which is an 80-foot mural on the asphalt of a magnetic compass. A resolution will be provided at the May meeting.

Wright updated that 19 windows will be replaced at the Sky Park building, using the CARB loan dollars the estimated cost is just under \$50,000.

Wright stated that he hopes to bring a new hangar land lease to them at the May meeting for approval.

G. COMMISSIONER REPORTS/COMMENTS

Commissioner Roy D. Keck reviewed recent meetings he has attended, noting a consistent message among all groups about funding uncertainty.

Commissioner Keck complimented the team on the recent TRIDEC Donuts & Development presentation.

Commissioner Scott D. Keller complimented the Donuts & Development presentation.

Commissioner Lori Stevens provided an update on Prosser meetings she has been attending, noting that the Tour Prosser updated website will be released soon. Commissioner Stevens added that Spring Barrel will be taking place at the end of the month and the Prosser Wine Network music festival will be back in June.

H. DIRECTOR REPORTS/COMMENTS:

1. FINANCE DIRECTOR:

Director of Finance Jeff Lubeck provided a finance update, including an update on the 2023 audit, which is ongoing and the status of the 2024 closing, which is on track to be filed before the deadline.

Lubeck provided a financial status report on cash, noting to expect volatility due to timing of large projects, grant expenditures and grant reimbursements.

Lubeck reviewed March 2025 cash receipts and disbursements, including a review of the accounts receivable status, with the over 90 days column being low.

Lubeck reviewed the 2023 audits, noting that the accountability audit has been completed with no findings. The financial statement audit is ongoing. An entrance conference has been scheduled for the single audit.

2. PORT ATTORNEY:

Contract Port attorney John O’Leary stated that he had nothing to report but had items reserved for the executive session related to real estate and potential litigation.

3. EXECUTIVE DIRECTOR:

Executive Director Diahann Howard reviewed recent and upcoming meetings and events she is involved in, including speaking at the ECA event regarding moving new nuclear projects forward and the Regional Chamber State of the Ports membership luncheon.

Howard stated that she attended a recent Association of Washington Business dinner and the WSU Women of Distinction event, retirement party for Port of Pasco’s Randy Hayden, City of Prosser, City of Benton City meetings took place.

Howard announced that airport manager Quentin Wright has been named by the Journal of Business as a rising Young Professional.

Howard announced that Maul Foster & Alongi was selected to update the strategic plan, the contract is just under \$50,000 and will be executed later this week. Howard added that the company will be reaching out to the Commissioners to schedule one-on-one meetings.

Howard noted that eight proposals were received for the waterfront development plan and the team is currently reviewing all.

Howard briefed on the legislative uncertainty at the state and federal level, adding that the state of Washington has been fantastic to work with on the NSF grant.

Howard added that conversations are ongoing with the Class 1 railroads regarding the rail car charge. Howard stated that the State Route 240 rail crossing project has been tentatively scheduled to take place for the weekend of May 29 – June 2 and communication to the public and businesses has already begun.

Howard provided general updates on several projects, including grants and rail.

Howard provided a real estate update, including an update that the updated Barnhart lease has been executed as well as updates on other port-owned buildings, inquires for land and buildings

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 10:22 a.m. for 10 minutes to discuss real estate and potential litigation. It was noted that the regular meeting would be reconvened at 10:32 a.m.

The regular Commission meeting was reconvened at 10:27 a.m.

K. BREAK: It was announced that the teleconference and Zoom options would be terminated at this time. The meeting was recessed to allow the commission and staff to 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 occur during or after the tour of Richland Business Park and its surroundings.

M. ADJOURNMENT: No action was required. The meeting was adjourned at 11:43 a.m. with an announcement that the next regular Port of Benton Commission meeting would be held at 8:30 a.m. on Thursday, May 22, 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 April 2025

General Expenses

Accounts Payable Warrants #:	84479	-	84632	\$ 1,139,139.02
Electronic Payments:				\$ 2,094.77

Total General Expenses				\$ 1,141,233.79
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Payroll

Direct Deposit:				
ACH				\$ 133,444.93

Electronic Payments:				
IRS Payroll Tax Deposit				\$ 47,384.17
Other Payroll Related Payments				\$ 33,893.02

Total Payroll				\$ 214,722.12
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Total General Expenses and Payroll				\$ 1,355,955.91
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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 April 2025

General Expenses

Accounts Payable Warrants #: 84479 - 84632 \$ 1,139,139.02

Electronic Payments: \$ 2,094.77

Total General Expenses \$ 1,141,233.79

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Other Payroll Related Payments \$ 33,893.02

Total Payroll \$ 214,722.12

Total General Expenses and Payroll \$ 1,355,955.91

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

Apr-25
Cash Disbursements
Batch Totals

\$ 1,139,139.02 Apr-25
\$ 1,139,139.02

Electronic Payments - Other Payment

\$2,094.77 04/30/2025 WASHINGTON STATE DOR
\$ -

\$ 2,094.77

IRS Payroll Tax Deposit

\$ 24,827.04 04/11/25 INTERNAL REVENUE SERVICE
\$ 22,557.13 04/25/25 INTERNAL REVENUE SERVICE

-
-
\$ 47,384.17

1,188,617.96 Warrants, ACH, FedTax

Payroll Direct Deposit Net Pay

\$ 60,577.96 04/11/25 PORT OF BENTON EMPLOYEES
\$ 5,869.62 04/11/25 PORT OF BENTON COMMISSIONERS
\$ 3,339.38 04/11/25 PORT OF BENTON CAMP HOSTS
\$ 63,657.97 04/25/25 PORT OF BENTON EMPLOYEES

\$ 133,444.93

Other Payroll Related Payments

\$ 1,918.34 04/11/25 NATIONWIDE
\$ 4,401.42 04/11/25 DCP
\$ 100.00 04/11/25 WASHINGTON SUPPORT REGISTRY
\$ 1,918.34 04/25/25 NATIONWIDE
\$ 4,393.18 04/25/25 DCP
\$ 100.00 04/25/25 WASHINGTON SUPPORT REGISTRY
\$ 3,274.82 04/30/25 ESD
\$ 2,423.04 04/30/25 WA CARES
\$ 4,127.88 04/30/25 PFML
\$ 11,236.00 04/30/25 LABOR AND INDUSTRIES
\$ -
\$ -
\$ -
\$ 33,893.02

Company name: Port of Benton
Report name: Check register
Created on: 5/12/2025

Bank	Date	Payee	Document no.	Amount	Cleared
	4/1/2025	VEN00637--360 AUTOMOTIVE & REPAIR	84479	332.87	In transit
	4/1/2025	VEN00674--509 CONSTRUCTION	84480	960.00	In transit
	4/1/2025	VEN00012--AFLAC	84481	2,167.44	In transit
	4/1/2025	VEN00024--AMERIGAS PROPANE LP	84482	456.52	In transit
	4/1/2025	VEN00038--BANNER BANK - Credit Card	84483	12,239.29	In transit
	4/1/2025	VEN00083--CENTURYLINK	84484	284.71	In transit
	4/1/2025	VEN00087--CHUKAR CHERRY CO.	84485	304.67	In transit
	4/1/2025	VEN00234--CITY OF RICHLAND LANDFILL	84486	30.00	In transit
	4/1/2025	VEN00759--CLEAN TECH ALLIANCE	84487	1,500.00	In transit
	4/1/2025	VEN00102--COLUMBIA BASIN PAPER & SUPPLY	84488	178.27	In transit
	4/1/2025	VEN00107--COOK'S ACE HARDWARE	84489	91.23	In transit
	4/1/2025	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	84490	1,784.44	In transit
	4/1/2025	VEN00166--FERGUSON ENTERPRISES, INC.	84491	54.42	In transit
	4/1/2025	VEN00547--HB PAINTERS, INC.	84492	5,157.82	In transit
	4/1/2025	VEN00201--HEALTH CARE AUTHORITY	84493	36,880.71	In transit
	4/1/2025	VEN00525--HUB INTERNATIONAL NORTHWEST	84494	11,500.00	In transit
	4/1/2025	VEN00222--JOHN DEERE FINANCIAL (RDO EQU	84495	2,841.69	In transit
	4/1/2025	VEN00644--LEAF	84496	24.89	In transit
	4/1/2025	VEN00510--LIFESECURE INSURANCE COMPANY	84497	573.36	In transit
	4/1/2025	VEN00758--MID COLUMBIA FORKLIFT INC	84498	403.77	In transit
	4/1/2025	VEN00758--MID COLUMBIA FORKLIFT INC	84499	36,414.50	In transit
	4/1/2025	VEN00258--MOON SECURITY SERVICES, INC	84500	72.61	In transit
	4/1/2025	VEN00594--NORTH WEST RESTORATION	84501	65.00	In transit
	4/1/2025	VEN00471--OSBORN CONSTRUCTION & DESIG	84502	419.58	In transit
	4/1/2025	VEN00301--PITNEY BOWES, INC	84503	195.66	In transit
	4/1/2025	VEN00305--POCKETINET COMMUNICATIONS, I	84504	240.00	In transit
	4/1/2025	VEN00717--SCHINDLER ELEVATOR dba ELTEC	84505	388.23	In transit
	4/1/2025	VEN00636--SENSKE LAWN & TREE CARE LLC	84506	1,880.52	In transit
	4/1/2025	VEN00359--STEEBER'S LOCK SERVICE, LLC	84507	814.64	In transit
	4/1/2025	VEN00341--SUPERIOR GLASS	84508	1,130.49	In transit
	4/1/2025	VEN00680--TED BROWN MUSIC CO INC	84509	3,843.63	In transit
	4/1/2025	VEN00298--TRI-CITY COMPUTER CONSULTING	84510	3,804.50	In transit
	4/1/2025	VEN00376--TRI-CITY REGIONAL CHAMBER	84511	230.00	In transit
	4/1/2025	VEN00404--UNITED WAY OF BENTON/FRANKLI	84512	1,750.00	In transit
	4/1/2025	VEN00727--VALLEY WIDE COOPERATIVE INC	84513	2,917.31	In transit
	4/1/2025	VEN00532--VIC'S AUTO PARTS & SUPPLY	84514	135.80	In transit
	4/1/2025	VEN00358--WASHINGTON STATE AUDITOR'S O	84515	8,137.35	In transit
	4/1/2025	VEN00760--WATTS CONSTRUCTION INC	84516	47,410.12	In transit
	4/1/2025	VEN00449--ZIPLY FIBER	84517	105.41	In transit
	4/1/2025	VEN00449--ZIPLY FIBER	84518	402.93	In transit
	4/1/2025	10036--Scaroni, Christopher	84519	600.00	In transit
	4/1/2025	10017--Roemeling, Cory	84520	1,867.02	In transit
	4/1/2025	10026--Stevens, Lori	84521	52.50	In transit
	4/8/2025	VEN00025--AMERICAN ROCK PRODUCTS, INC	84523	41,916.58	In transit
	4/8/2025	VEN00038--BANNER BANK - Credit Card	84524	3,239.05	In transit
	4/8/2025	VEN00075--CASCADE NATURAL GAS CORP	84525	27,559.62	In transit
	4/8/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water	84526	131.37	In transit
	4/8/2025	VEN00092--CLARK HILL PLC	84527	900.00	In transit
	4/8/2025	VEN00077--COLUMBIA BASIN IT	84528	3,232.34	In transit
	4/8/2025	VEN00105--CONNELL OIL, INC	84529	1,538.80	In transit
	4/8/2025	VEN00180--GENSCO, INC	84530	325.04	In transit
	4/8/2025	VEN00588--IC CONSULTING CORPORATION	84531	13,590.00	In transit
	4/8/2025	VEN00380--MCCLATCHY COMPANY	84532	813.43	In transit
	4/8/2025	VEN00264--MURPHEY BROTHERS EXCAVATING	84533	5,266.52	In transit
	4/8/2025	VEN00297--PERSONAL TOUCH CLEANING, INC.	84534	26,708.73	In transit
	4/8/2025	VEN00315--PURCHASE POWER	84535	197.23	In transit
	4/8/2025	VEN00761--ROCK ...IN PLACE INC	84536	5,217.60	In transit
	4/8/2025	VEN00369--SUNWEST SPORTSWEAR	84537	110.33	In transit
	4/8/2025	VEN00385--THE HOME DEPOT CRC/GECP	84538	4,554.35	In transit

4/8/2025	VEN00762--TK ELEVATOR CORPORATION	84539	4,589.94	In transit
4/8/2025	VEN00746--VERIZON CONNECT FLEET USA LLC	84540	976.06	In transit
4/16/2025	VEN00637--360 AUTOMOTIVE & REPAIR	84541	239.09	In transit
4/16/2025	VEN00002--A-L COMPRESSED GASES, INC	84542	73.68	In transit
4/16/2025	VEN00006--ABADAN, INC	84543	152.04	In transit
4/16/2025	VEN00012--AFLAC	84544	1,083.72	In transit
4/16/2025	VEN00750--ARTISTIC LAWN CURBING	84545	3,291.71	In transit
4/16/2025	VEN00044--BENTON PUD	84546	114.08	In transit
4/16/2025	VEN00053--BENTON RURAL ELEC ASSOCIATIOI	84547	1,880.63	In transit
4/16/2025	VEN00059--BENTON-FRANKLIN HEALTH DEPT	84548	60.00	In transit
4/16/2025	VEN00066--BNSF RAILWAY COMPANY	84549	18,000.00	In transit
4/16/2025	VEN00579--CENTRAL PRE-MIX	84550	152.28	In transit
4/16/2025	VEN00321--CI INFORMATION MANAGEMENT	84551	49.26	In transit
4/16/2025	VEN00052--CITY OF BENTON CITY	84552	187.55	In transit
4/16/2025	VEN00071--CITY OF PROSSER	84553	6,649.75	In transit
4/16/2025	VEN00089--CITY OF RICHLAND	84554	33,710.49	In transit
4/16/2025	VEN00096--CNA SURETY DIRECT BILL	84555	1,750.00	In transit
4/16/2025	VEN00100--COFFEY REFRIGERATION	84556	1,624.46	In transit
4/16/2025	VEN00102--COLUMBIA BASIN PAPER & SUPPLY	84557	1,159.82	In transit
4/16/2025	VEN00105--CONNELL OIL, INC	84558	1,447.49	In transit
4/16/2025	VEN00107--COOK'S ACE HARDWARE	84559	230.47	In transit
4/16/2025	VEN00113--CROWN PAPER & JANITORIAL INC.	84560	2,330.69	In transit
4/16/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	84561	56,560.65	In transit
4/16/2025	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	84562	715.25	In transit
4/16/2025	VEN00143--DSD BUSINESS SYSTEMS	84563	61.15	In transit
4/16/2025	VEN00161--EXPRESS SERVICES, INC.	84564	1,773.20	In transit
4/16/2025	VEN00166--FERGUSON ENTERPRISES, INC.	84565	124.69	In transit
4/16/2025	VEN00616--FIBER MARKETING INTERNATIONAL	84566	14,766.49	In transit
4/16/2025	VEN00009--GEO WAY ACE HARDWARE	84567	346.76	In transit
4/16/2025	VEN00643--HARMER STEEL PRODUCTS COMPAI	84568	5,891.54	In transit
4/16/2025	VEN00229--KELLEY'S TELE-COMMUNICATION, I	84569	149.72	In transit
4/16/2025	VEN00236--LES SCHWAB TIRE CENTER STEVEN	84570	308.69	In transit
4/16/2025	VEN00258--MOON SECURITY SERVICES, INC	84571	16,592.50	In transit
4/16/2025	VEN00296--PERMIT SURVEYING, INC	84572	4,505.00	In transit
4/16/2025	VEN00306--PROMINENCE PUBLIC RELATIONS	84573	2,870.00	In transit
4/16/2025	VEN00326--RGW ENTERPRISES P.C. INC	84574	16,575.00	In transit
4/16/2025	VEN00334--SANITARY DISPOSAL, INC.	84575	1,849.26	In transit
4/16/2025	VEN00636--SENSKE LAWN & TREE CARE LLC	84576	755.47	In transit
4/16/2025	VEN00762--TK ELEVATOR CORPORATION	84577	869.60	In transit
4/16/2025	VEN00298--TRI-CITY COMPUTER CONSULTING	84578	1,902.25	In transit
4/16/2025	VEN00376--TRI-CITY REGIONAL CHAMBER	84579	576.00	In transit
4/16/2025	VEN00398--TRI-CITY SIGN & BARRICADE	84580	62.83	In transit
4/16/2025	VEN00402--UNDERGROUND CREATIVE, LLC	84581	2,050.00	In transit
4/16/2025	VEN00727--VALLEY WIDE COOPERATIVE INC	84582	552.84	In transit
4/16/2025	VEN00414--VERIZON	84583	1,821.25	In transit
4/16/2025	VEN00570--VITAL RECORDS CONTROL	84584	754.06	In transit
4/16/2025	VEN00449--ZIPLY FIBER	84585	544.47	In transit
4/16/2025	VEN00449--ZIPLY FIBER	84586	85.49	In transit
4/16/2025	VEN00449--ZIPLY FIBER	84587	251.74	In transit
4/16/2025	VEN00449--ZIPLY FIBER	84588	713.49	In transit
4/16/2025	10037--Keller, Scott	84589	83.00	In transit
4/24/2025	VEN00047--BENTON COUNTY TREASURER	84590	41.19	In transit
4/24/2025	VEN00083--CENTURYLINK	84591	287.04	In transit
4/24/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water	84592	19.54	In transit
4/24/2025	VEN00234--CITY OF RICHLAND LANDFILL	84593	236.66	In transit
4/24/2025	VEN00077--COLUMBIA BASIN IT	84594	3,232.72	In transit
4/24/2025	VEN00142--DEPT OF RETIREMENT SYSTEMS	84595	25.00	In transit
4/24/2025	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	84596	713.34	In transit
4/24/2025	VEN00683--ELLISON EARTHWORKS LLC	84597	13,813.46	In transit
4/24/2025	VEN00591--ENERGY COMMUNITIES ALLIANCE,	84598	5,000.00	In transit
4/24/2025	VEN00009--GEO WAY ACE HARDWARE	84599	338.51	In transit
4/24/2025	VEN00419--GRAINGER	84600	619.98	In transit
4/24/2025	VEN00601--GRAVIS LAW PLLC	84601	16,152.50	In transit

4/24/2025	VEN00725--GTS INTERIOR SUPPLY	84602	208.30	In transit	
4/24/2025	VEN00547--HB PAINTERS, INC.	84603	6,150.90	In transit	
4/24/2025	VEN00588--IC CONSULTING CORPORATION	84604	12,285.00	In transit	
4/24/2025	VEN00222--JOHN DEERE FINANCIAL (RDO EQU	84605	3,052.24	In transit	
4/24/2025	VEN00291--KENNEWICK RANCH AND HOME	84606	217.58	In transit	
4/24/2025	VEN00644--LEAF	84607	571.18	In transit	
4/24/2025	VEN00236--LES SCHWAB TIRE CENTER STEVEN	84608	822.86	In transit	
4/24/2025	VEN00510--LIFESECURE INSURANCE COMPANY	84609	573.36	In transit	
4/24/2025	VEN00758--MID COLUMBIA FORKLIFT INC	84610	409.20	In transit	
4/24/2025	VEN00253--MINUTEMAN PRESS OF KENNEWICK	84611	2,334.33	In transit	
4/24/2025	VEN00258--MOON SECURITY SERVICES, INC	84612	5,238.91	In transit	
4/24/2025	VEN00262--MR. ROOTER PLUMBING	84613	20,897.53	In transit	
4/24/2025	VEN00292--PASCO CHAMBER OF COMMERCE	84614	6,000.00	In transit	
4/24/2025	VEN00299--PHASE 2 ELECTRIC, INC.	84615	1,407.19	In transit	
4/24/2025	VEN00301--PITNEY BOWES, INC	84616	217.00	In transit	
4/24/2025	VEN00699--PROSSER WINE NETWORK	84617	2,500.00	In transit	
4/24/2025	VEN00315--PURCHASE POWER	84618	206.20	In transit	
4/24/2025	VEN00317--RAILWORKS TRACK SYSTEMS	84619	398,242.83	In transit	
4/24/2025	VEN00704--RICHLAND CHAMBER OF COMMERC	84620	1,500.00	In transit	
4/24/2025	VEN00604--SANDOLLAR LLC	84621	10,000.00	In transit	
4/24/2025	VEN00636--SENSKE LAWN & TREE CARE LLC	84622	1,567.65	In transit	
4/24/2025	VEN00719--STANDARD PAINT & FLOORING LLC	84623	1,902.25	In transit	
4/24/2025	VEN00764--STRATEGIC VALUE MEDIA	84624	2,000.00	In transit	
4/24/2025	VEN00622--TOTAL ENERGY MANAGEMENT & HV	84625	72,382.60	In transit	
4/24/2025	VEN00398--TRI-CITY SIGN & BARRICADE	84626	791.14	In transit	
4/24/2025	VEN00410--USDA APHIS	84627	5,570.04	In transit	
4/24/2025	VEN00411--VALLEY PIPE CO.	84628	278.28	In transit	
4/24/2025	VEN00449--ZIPLY FIBER	84629	121.91	In transit	
4/24/2025	VEN00449--ZIPLY FIBER	84630	419.63	In transit	
4/24/2025	10029--Wright, Quentin	84631	339.98	In transit	
4/24/2025	10020--Miya, Summers	84632	640.50	In transit	
4/11/2025	VEN00425--WASHINGTON STATE SUPPORT REC	041125DSHS		In transit	100.00
4/25/2025	VEN00425--WASHINGTON STATE SUPPORT REC	042525DSHS		In transit	100.00
4/25/2025	VEN00239--WASHINTGON STATE DEPT OF REV	4/2025 B&O		In transit	2,094.77
4/11/2025	VEN00215--INTERNAL REVENUE SERVICE	41125FT BW		In transit	24,827.04
4/25/2025	VEN00215--INTERNAL REVENUE SERVICE	42525FT BW		In transit	22,557.13
4/11/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP4112025		In transit	4,401.42
4/25/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP4252025		In transit	4,393.18
4/11/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTI	NW04112025		In transit	1,918.34
4/25/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTI	NW04252025		In transit	1,918.34
4/30/2025	VEN00443--WASHINGTON STATE EMPLOYMENT	Q1-2025SUI		In transit	3,274.82
4/30/2025	VEN00171--EMPLOYMENT SECURITY DEPT	Q1-25CARES		In transit	2,423.04
4/30/2025	VEN00444--WASHINGTON STATE DEPT OF LAB	Q1-25LNI		In transit	11,236.00
4/30/2025	VEN00171--EMPLOYMENT SECURITY DEPT	Q125-PFML		In transit	4,127.88
Total for BCT MAIN			1,139,139.02		83,371.96

RESOLUTION 25-15
A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
TO CANCEL WARRANTS

WHEREAS, General Expense Fund Warrant Nos. 084522 and 084670, warrant numbers issued in error due to printer issues; 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 Nos. 084522 and 084670.

DATED AND SIGNED by the Commission of the Port of Benton at its regular meeting held this 22nd day of May 2025 at Richland, Washington.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

RESOLUTION 25-16

A RESOLUTION OF THE PORT OF BENTON, WASHINGTON TO SURPLUS REAL PROPERTY & AMEND THE COMPREHENSIVE PLAN TECHNOLOGY AND BUSINESS CAMPUS

WHEREAS, the Port of Benton owns the real property consisting of one (1) parcel of approximately 1.57 acres, and more particularly described on Attachment 1 to this resolution; and

WHEREAS, the real property described in Attachment 1 is no longer needed for future needs and Port purposes, staff recognize an opportunity to sell the property deemed appropriate to help balance the Port's budget and further promote private investment and economic development opportunities within the community; and

WHEREAS, the Port of Benton desires to amend the Comprehensive Plan of Improvements further to remove a portion of real property within the Technology & Business Campus, pursuant RCW 53.20.010; and

WHEREAS, the Port Commission held a public hearing to take comment on the advisability to surplus and sell real property located within Richland and the Port Commission determined this action is in the best interest of the Port District; and

IT IS HEREBY RESOLVED that the Port Commission finds the real property described in Exhibit 1 is in excess of future needs of the Port District and that it is appropriate and in the best interests of the Port and its constituents for the Port to sell the real property described in Attachment 1; and

IT IS FURTHER HEREBY FURTHER RESOLVED that

1. It is appropriate and in the best interest of the Port of Benton and its constituents for the Port to amend the Comprehensive Plan of Improvements to remove the real property described in Attachment 1; and
2. The real property is deemed excessive to the Port's needs and selling it will further support and enhance the Port's economic development mission by facilitating the development and utilization of this property through the investment of private capital; and,
3. The funds received from the sale of the property will allow the Port to pursue further economic development opportunities within the district.

IT IS HEREBY FURTHER RESOLVED to motion approval of Resolution 25-16 authorizing the Executive Director to negotiate the sale of property as provided within the provisions of this resolution and to execute necessary documents to sell and convey title to this real property in accordance with the statutes governing sales of real estate upon formal submittal to the commission for approval thereof.

DATED AND SIGNED at Richland, Washington, this 22nd day of May 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

Attachment 1

**A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
TO SURPLUS REAL PROPERTY
RICHLAND, WA**

305870 / APN 1-1484-013-478-004/ 1.57 AC

SECTION 14, TOWNSHIP 10 NORTH, RANGE 28 EAST, QUARTER SE: SHORT PLAT #3478, LOT 4 RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3478, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2016-000552, 1/08/2016.

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

CONTAINS 1.57 ACRES (+/-)

ATTACHMENT 2

Property to Surplus and remove from the Comprehensive Plan



RESOLUTION 25-17
A RESOLUTION OF THE PORT OF BENTON,
AUTHORIZING A SALE OF REAL PROPERTY

WHEREAS, the Port of Benton created an Industrial Development District for the Technology and Business Campus to promote economic development for industrial purposes and facilitate the sale of property within the district; and

WHEREAS, the Port Commission find the said property is surplus to the Port's needs and the proposed sale is consistent with all previous Port policies, including the Comprehensive Scheme of Development; and

WHEREAS, Port staff advertised and published notice to the public to consider the advisability of sale, pursuant to RCW 53.08.090; and

WHEREAS, IFMA LLC (purchaser) has offered to purchase 1.57 (+/-) acres of real property located within the technology & business campus, as graphically depicted on attachments 1 and 2 hereto, from the Port of Benton (seller) for the sum of \$447,500, the average of two independent appraisals; and

WHEREAS, the sale of this property will support and enhance the Port's economic development mission by facilitating further development and utilization of this property through the investment of private capital and public partnerships; and

WHEREAS, Port staff and Port attorney have reviewed the proposed Real Estate Purchase and Sale Agreement and find it in proper form and is in the best interest of the Port and its constituents for the Port to sell the unimproved vacant land;

NOW THEREFORE, the Port of Benton Commission hereby authorizes the sale of the property within the Technology and Business Campus to IFMA LLC, a limited liability company for \$447,500.00 and further amends the Port's Comprehensive Scheme of Development.

BE IT HEREBY RESOLVED, to motion approval of Resolution 25-17 authorizing the Port's Executive Director to execute all necessary documents related to the sale of real property to IFMA LLC, a limited liability company in the sum of \$447,500.00 in accordance with the statutes governing sales of real estate in a port district.

ADOPTED BY THE PORT OF BENTON COMMISSION this 22nd day of May, 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

**EXHIBIT 1
TO RESOLUTION 25-17
ATTACHMENT 1**

Legal Description
To Real Estate Purchase and Sale Agreement
[Port of Benton – IFMA LLC]
Parcel: 1-1484-013-478-004
3160 9th St., Richland, WA 99354
1.57 Acres (+/-)

LEGAL DESCRIPTION TO BE UPDATED PRIOR TO SALE CLOSING

LOT 4, SP 3478 LEASE LEGAL DESCRIPTION

IMPROVEMENTS/LEASEHOLD ONLY (Building 3, 3160 9th St.: Lot 4, SHORT PLAT 3478 recorded on January 8, 2016 and recorded under Volume 01 of Short Plats Page 3478 under Auditor File Number (AFN #2016-000952)

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants, conditions and restrictions apparent or of record.

ATTACHMENT 2

Site Plan

To Real Estate Purchase and Sale Agreement
[Port of Benton – IFMA LLC]



RESOLUTION 25-18

A RESOLUTION OF THE PORT OF BENTON ACCEPTING WORK COMPLETED BY INLAND ASPHALT COMPANY FOR THE PORT OF BENTON BLVD PAVEMENT REPLACEMENT PROJECT

WHEREAS, work known as the Port of Benton Blvd Pavement Replacement Project upon notification by Inland Asphalt Company, that said project has been completed in accordance with the approved plans and specifications, has been duly inspected by Ron Branine, Director of Facilities & Operations, and

WHEREAS, the Contractor has certified that the work has been completed in accordance with the plans and specifications at a total cost of \$96,330.00 plus WSST.

NOW THEREFORE BE IT RESOLVED that the Port of Benton Commission does hereby accept the work Inland Asphalt Company has completed in accordance with the contract of said project; and

BE IT HEREBY FURTHER RESOLVED that upon presentation and approval of the final invoice for the project, the Executive Director is directed to proceed with the necessary procedures, including required advertisements and government notifications, to finalize the project.

DATED AND SIGNED at Richland, Washington on this 22nd day of May 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

RESOLUTION 25-19

A RESOLUTION OF THE PORT OF BENTON ACCEPTING WORK COMPLETED BY RAILWORKS TRACK SYSTEMS, LLC FOR THE FRAP CROSSING RECONSTRUCTION PROJECT

WHEREAS, work known as the FRAP Crossing Reconstruction Project, upon notification by Railworks Track Systems, LLC, that said project has been completed in accordance with the approved plans and specifications, has been duly inspected by Brandin Lopez, Port Engineer, and

WHEREAS, the Contractor has certified that the work has been completed in accordance with the plans and specifications at a total cost of \$1,054,122.09 plus WSST.

NOW THEREFORE BE IT RESOLVED that the Port of Benton Commission does hereby accept the work Railworks Track Systems, LLC has completed in accordance with the contract of said project; and

BE IT HEREBY FURTHER RESOLVED that upon presentation and approval of the final invoice for the project, the Executive Director is directed to proceed with the necessary procedures, including required advertisements and government notifications, to finalize the project.

DATED AND SIGNED at Richland, Washington on this 22nd day of May 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

RESOLUTION 25-20

A RESOLUTION OF THE PORT OF BENTON ACCEPTING WORK COMPLETED BY RAILWORKS TRACK SYSTEMS, LLC FOR THE 2024 TIE REPLACEMENT PROJECT

WHEREAS, work known as the 2024 Tie Replacement Project upon notification by Railworks Track Systems, LLC, that said project has been completed in accordance with the approved plans and specifications, has been duly inspected by Brandin Lopez, Port Engineer, and

WHEREAS, the Contractor has certified that the work has been completed in accordance with the plans and specifications at a total cost of \$619,896.11 plus WSST.

NOW THEREFORE BE IT RESOLVED that the Port of Benton Commission does hereby accept the work Railworks Track Systems, LLC has completed in accordance with the contract of said project; and

BE IT HEREBY FURTHER RESOLVED that upon presentation and approval of the final invoice for the project, the Executive Director is directed to proceed with the necessary procedures, including required advertisements and government notifications, to finalize the project.

DATED AND SIGNED at Richland, Washington on this 22nd day of May 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

PORT OF BENTON
OFFICIAL PROCLAMATION – 25-01
HONORING USS TRITON VETERANS AND DEDICATING A
COMMEMORATIVE WALL AT THE USS TRITON SAIL PARK

WHEREAS, USS Triton (SSRN 586) was one of the first nuclear-powered submarines operated by dual nuclear reactors, direct descendants of Hanford reactors; and

WHEREAS, in 1960, in a historic first mission, Triton covered 26,723 nautical miles, completely submerged, and generally followed the around-the-world route explorer Ferdinand Magellan had attempted to navigate in 1521; and

WHEREAS, Triton completed this top-secret expedition called Operation Sandblast, acquiring valuable data and demonstrating the crew's endurance and the submarine's technical capabilities during the Cold War; and

WHEREAS, in May of 1960, President Dwight D. Eisenhower presented Captain Edward L. Beach Jr. with the Legion of Merit and Secretary of the Navy William B. Frank presented Triton's officers and crew with the Presidential Unit Citation; and

WHEREAS, Triton stayed in operation until May 1969, and during its years of service, served as a temporary home to 857 chief petty officers, officers and enlisted personnel; and

WHEREAS, Triton performed several vital missions, demonstrating the capabilities of the first-generation nuclear-powered submarines and American military and technological dominance during the Cold War; and

WHEREAS, the USS Triton Sail Park Commemorative Wall located at 3300 Port of Benton Boulevard in Richland, Washington, stands as a tribute to the dedication and sacrifice of all the individuals who served aboard Triton; and

WHEREAS, this wall will serve as a symbol of remembrance and gratitude for the community; and

NOW, THEREFORE, BE IT PROCLAIMED that the Port of Benton Commission expresses its sincere and wholehearted appreciation to all USS Triton's officers and crew who served aboard Triton throughout its commissioning and do hereby proclaim June 14, 2025, as a day to celebrate Triton's veterans commemorated on the USS Triton Sail Park wall, and to reflect upon their sacrifices and honor their legacy.

DATED AND SIGNED at Richland, Washington, on the 22nd day of May 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

	Project	Description	Grants Pursued/Received	Comments
1	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	Construction work to be the weekend of May 29-June 2, including total road and rail closure.
2	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	Work is complete. Just need to seek final reimbursement and close out grant.
3	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. The track speed has been raised to 10 mph. We just need to seek final reimbursement and close our grant.
4	Better Utilizing Investment to Leverage Development (BUILD formerly RAISE)	White Bluffs Southern Connection Rail	Federal - \$8 million POB - \$2 million	RAISE January 2025 awarded \$9.5 million, still pending federal holds.
5	Port Infrastructure Development Program (PIDP)	Intermodal Project	Federal-\$5-10M POB-20% match	Discussion of project with MARAD, application deadline Sept 10, 2025.

	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 – Revised Scope to be submitted June 2025.
7	Congressional Directed Spending Requests	Port of Benton White Bluffs Rail Project Modernization and Intermodal Facility.	\$5 million	New request submitted to all congressional offices.
8	Port Electrification	Intermodal Facilities	\$2.7 million, 10% match \$300,000 - POB	\$2.7 million awarded, contracting underway.
9	CERB/EDA-updated	2579 offices and update remodel (RBP)	\$2.4 million - CERB \$3-5 million - EDA \$1.5 million - POB \$1.7 million- BC	Submitted to CERB, May 15 2025 presentation BC RCCF .09 grant request submitted EDA application on hold

	Project	Description	Grants Pursued/Received	Comments
10	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 submitted April 15.
11	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. Unsuccessful project to be removed.
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 grant app, awaiting grant award. Reimbursement for last year's pavement rehab (040) and this year's apron reconfiguration design are "under review" by the new administration.

	Project	Description	Grants Pursued/Received	Comments
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 – May 2025

Date	What	Where	When	Who
May 22	Port of Benton Commission Meeting	Port	8:30 a.m.	All
May 26	Memorial Day – Office Closed			
May 28	Visit Tri-Cities Board Meeting	7130 W. Grandridge Blvd., Kennewick	7:30 a.m.	Scott
May 28	Tri-City Regional Chamber of Commerce Monthly Membership Luncheon – Legislative Wrap-Up	Red Lion Pasco	11:30 a.m.	Scott, Roy, Staff
May 29 – Jun 2	SR 240 Rail Crossing Replacement Project			*Project
May 29	Tri-Cities National Park Committee Meeting	7130 W. Grandridge Blvd., Kennewick	4 p.m.	Roy
May 30	Commissioner Stevens 1:1		9 a.m.	Lori
May 31	Aviation Career Day & Job Fair	Richland Airport	9 a.m. – 4:30 p.m.	*Event
June 2	Benton City Chamber Luncheon	Palm Tavern, 603 9 th St., Benton City	Noon	Lori
June 3	Prosser Chamber Monthly Luncheon		Noon	Lori, Staff
June 4	Prosser EDA Monthly Meeting	PEDA Offices, 236 Port Ave.	5:30 p.m.	Lori
June 6	Commissioner Keck 1:1	Port	9 a.m.	Roy
June 10	Prosser Tourism Meeting	Best Western Prosser	8 a.m.	Lori

June 10-12	PNWA Summer Conference	Bellingham		Roy
June 12	Commissioner Keller 1:1	Port	9 a.m.	Scott
June 14	USS Triton Commemorative Wall Dedication	USS Triton Sail Park	10 a.m.	All (*Event)
June 17	Richland Chamber of Commerce Monthly Membership Meeting	1515 George Washington Way, Richland	11:30 a.m.	Scott
June 18	Port of Benton Commission Meeting	3250 Port of Benton Blvd., Richland	8:30 a.m.	All