

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 October 15, 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 hands are raised. When the host calls on you, press star + 6 (*6) to unmute yourself.

**PORT OF BENTON
REGULAR COMMISSION MEETING**

Agenda

8:30 a.m., October 15, 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 September 10, 2025, Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for the Month of September, Totaling \$1,010,618.72
4. Resolution 25-40, To Cancel Warrant Nos. 085030 through 085050, Which Were Issued in Error Due to Printer Issues

D. PUBLIC COMMENT

E. ITEMS OF BUSINESS

1. Resolution 25-41, A Resolution of the Port of Benton Approving the Second Amendment of the Purchase and Sale Agreement Between Pacific Green Fertilizer (Atlas Agro) and the Port of Benton
2. Welcome and Update from Karl Dye, TRIDEC
3. Welcome and Update from Energy Community Alliance, Seth Kirshenberg
4. Overview of 2026 Port of Benton Proposed Budget Before Being Placed on File for Public Review
5. Overview of 2026 Comprehensive Plan of Harbor Improvements Before Being Placed on File for Public Review
6. Contract with Century West Engineering, \$190,590.00, for Prosser Airport Pavement and Electrical Replacement Project

F. INFORMATION REPORTS

1. Grants Update
2. Capital Projects Update – Airports Update

G. COMMISSIONER REPORTS/COMMENTS

H. DIRECTOR REPORTS/COMMENTS

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

I. FOR THE GOOD OF THE ORDER

J. EXECUTIVE SESSION

K. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on **Wednesday, November 12, 2025**, at the Port of Benton Commission Room at 3250 Port of Benton Blvd., Richland, Washington. Visit portofbenton.com for notices and information.

PORT OF BENTON
COMMISSION MEETING MINUTES
September 10, 2025

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

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

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

ALSO PRESENT: John O’Leary, Gravis Law; Clif Dyer, Sundance Aviation/Tym2Fly; Helen den Hoed; Mayor Gary Vegar, City of Prosser; Rachel Shaw, City of Prosser; Neal Ripplinger, Prosser Economic Development Association

The following attendees attended via remote communications: Angela Saraceno-Lyman, Bryan Bell, Julia Mora, Sheri Collins, Ashley Garza, Jeff (No last name given), Bryan Condon, Century West Engineers, Hans Wellenbrock, Christy Rasmussen, Brian Johnson, WUCG

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 September 10, 2025, Commission meeting, approval of minutes from July 8, 2025, Commission workshop, approval of minutes from the August 6, 2025, Commission meeting and approval of vouchers and certifications, including payroll, for the month of August totaling \$2,844,269.78.

D. PUBLIC COMMENT

Clif Dyer, Tym2Fly, LLC commented that he was interrupted when commenting previously on Richland Airport utility hookups.

Dyer noted that past conversations centered on alleged illegal water and sewer hookups at Richland Airport and have also been used in recent campaign rhetoric and through violation notices issued to users.

Dyer provided examples of hangars identified as involved in the lack of hookups.

Dyer stated that nearly all hookups were permitted informally, but with no intentions to skirt regulations or avoid payment. Dyer stated that he, and other users have expressed a willingness to bring past hookups into current compliance and disputed the characterization of past events as “illegal”.

Dyer noted that airport users are upset about notices for connections or services, as some of the buildings do not have connections.

Dyer stated that many users view the matter as politically motivated and weaponized as a “campaign slogan” rather than a substantive issue.

Dyer added that there is a strong objection to the language used by Commissioner Keck, whom Dyer accused of reading a campaign-style speech that denounced users without proof. Dyer called for a public apology and potential censure of Commissioner Keck, citing bias against airport-related initiatives.

ITEMS OF BUSINESS

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

Executive director Diahann Howard introduced Neal Ripplinger, executive director of Prosser Economic Development Association.

Ripplinger reviewed current projects and initiatives, including:

- Prosser Leadership
 - Eight participants in 2025
 - 2026 nominations open
 - Class project – lights on historic downtown poles
- Farmers’ Market
 - Youth vendor classes
 - 6-7 youth vendors
 - Funds paid for business license fees
- HAPO Reality Fair
 - Valuable financial literacy training for children
 - Budgeting, debt management, credit education
- Physician Tours
 - 825 total employees
 - 45-50 potential provider tours
 - Hospital already looking at a potential expansion opportunity
- Business Recruitment, Retention and Expansion
 - Continue to help new and existing businesses
 - New hotel permitted on Merlot Drive
 - Promotion of Cougar Tracks training
- National Night Out
- Yakima Valley Certified Tourism Ambassador
 - Certified ambassador
 - Annual renewal requirements

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

Executive director Diahann Howard introduced Prosser partners, Mayor Gary Vegar and city manager, Rachel Shaw.

Mayor Gary Vegar provided an update on recent projects and initiatives at the City of Prosser, including:

- Mission, Vision and Core Values Update
 - City is revisiting foundational statements
 - Community-wide survey launched; 68 responses received in the first week
- Parks and Recreation Board Revival
 - Board dissolved 10-15 years ago, is being reconstituted
 - Follows completion of a two-year, ten-year PROS plan (parks, recreation and open space)
 - Active community interest; 18 visitors attended a recent council meeting about parks
- Regional Park Project
 - Using the former Prosser spray field, north of the wastewater treatment, as a potential site for a regional park
 - Plans to short plat and sell parts north of freeway, develop play fields, multi-use areas and possibly a light industrial section
 - Seeking port participation in planning
- Housing Density Incentive Program
 - Reintroduced and showcased via new online resources/shorty maps
 - Initiated in the mid-2000s to address housing shortage
 - Outcomes: Total of 933 units/lots developed through the program, with seven current live projects
 - Provides public transparency and engagement through interactive data
- Infrastructure and Connectivity
 - Roundabout project approved at Old Inland Empire and Wine Country Road near airport, aims at traffic calming and supporting increased demand
 - Planning and funding in process
- City Facilities Updates
 - City hall and police station relocation. The new city hall will share the first floor of the Benton County Courthouse. Construction begins imminently, and move-in is likely delayed past mid-October due to supply issues.
 - New police station will be located at the old engineering building site (south side of courthouse). Feasibility study underway; purchase agreement with county nearly complete.
 - Funding through both existing capital and planned property sales
 - Consolidation of city/county services, freeing up downtown parcels for commercial/private development
- Community and Economic Strategies
 - Focus on expanding housing data accessibility to attract development
 - Partnership with Port for grants aimed at community connectivity (phases two and three discussed)
 - Recent park improvement at Crawford Park noted and praised for enhancing river visibility

3. Resolution 25-31, Extension of the Final Installment Date Under the Real Estate Contract with Jeromie O. Mead, Richland Airport Business Park

Real Estate Manager Audrey Burney stated that this resolution would extend the final payment date from August 1, 2025, to August 1, 2039, to align with the amortization schedule. There is no prepayment penalty if the loan is paid early or the business is sold.

Burney stated that the contract and payment schedule have previously been out of sync, and this resolution would correct it.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-31, authorizing an extension of the final installment date under the real estate contract with Jeromie O. Mead, Richland Airport Business Park.

4. Resolution 25-32, Long-Term Ground Lease with Women of Wisdom (WOW) of Tri-Cities, Richland Business Park

Real Estate Manager Audrey Burney explained that this resolution is for a six-year ground lease with four one-year options for four parking spaces at 2345 Stevens Drive, in the Richland Business Park.

Burney stated that the tenant would be responsible for the installation, utility and equipment costs of two dual-port level three charges, 240kW.

An exploration of additional EV infrastructure in District 3 was recommended.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-32, authorizing a ground lease with Women of Wisdom (WOW) of Tri-Cities, Richland Business Park.

5. Resolution 25-34, Authorizing Second Amendment to the Development Plan for DFP, LLC, Richland Business Park

Real Estate Manager Audrey Burney explained that the approval of this resolution extends the submission deadline to December 31, 2025, and revises reimbursement for utility costs.

Burney added that it also waives the pre-notification requirement for cost overruns due to validated necessity and public benefit. Burney added that infrastructure improvements open new lot for large scale development, up to 100,000 sq ft.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-34, authorizing a second amendment to the development plan for DFP, LLC, Richland Business Park.

6. Resolution 25-35, Authorizing Port of Benton Match for WSDOT Grant for Apron Reconfiguration Design Project, Richland Airport

Airport Manager Quentin Wright explained that Resolution 25-35 seeks approval for a 2.5% port match, in conjunction with WSDOT, at 2.5%. FAA will fund 95% of the project.

Wright added that he has had conversations with several users about the project.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-35, authorizing a Port of Benton match for a WSDOT grant for an apron reconfiguration design project, Richland Airport.

7. Resolution 25-36, A Resolution of the Port of Benton Establishing a Capital Asset Policy

Director of Finance Jeff Lubeck explained that the proposed Capital Asset Policy is a new policy that identifies any asset with a greater value than \$10,000 with a lifespan greater than one year will be capitalized and a mandatory mid-life review will be implemented. Lubeck added that this has previously been managed by procedure, but will now be formally in place through policy.

Lubeck added that this policy is in alignment with SAO, GFOA and MRSC best practices.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-36, a resolution of the Port of Benton establishing a Capital Asset Policy.

8. Resolution 25-37, A Resolution of the Port of Benton Establishing a GASB 96 Subscription-Based Information Technology Policy Agreement (SBITA) Policy

Director of Finance Jeff Lubeck explained that Resolution 25-37 is a newly required accounting policy for present value calculations of qualifying information technology agreements with terms greater than one year.

Lubeck added that the policy clarifies handling of exceptions, recognizes current complexities, particularly for software like the port's accounting system.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-37, a resolution of the Port of Benton establishing a GASB 96 subscription-based information technology policy agreement (SBITA) policy.

9. Resolution 25-38, A Resolution of the Port of Benton Establishing an Apprenticeship Utilization Policy

Director of Finance Jeff Lubeck explained that the Apprenticeship Utilization Policy provides an incentive if requirements are met and a penalty if requirements are not met, with the goal of incentivizing the utilization of apprentices on projects of a certain type and dollar value in accordance with new State of Washington requirements. Lubeck added that this is a state requirement and is on a procurement-by-procurement basis.

Lubeck stated that the RCW does not address a set penalty and incentive, but the port is considering \$500. This will also be determined a project-by-project basis

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving resolution 25-38, a resolution of the Port of Benton establishing an apprenticeship utilization policy.

10. Resolution 25-39, A Resolution of the Port of Benton Authorizing a Contract with Maul Foster Alongi for Shoreline Waterfront Drive Planning and Engineering Services, \$111,375.00, Technology & Business Campus

Engineering & Development Manager Brandin Lopez explained that Resolution 25-39 presents a phase 1 approach that includes cultural studies and Stakeholder input.

1. Lopez, along with contract port attorney John O’Leary, clarified that the prior Resolution 25-28, which was tabled at the last commission meeting, is replaced by Resolution 25-39. Lopez explained that the new resolution includes a summary of existing conditions, a feasibility study for a boat dock, and stakeholder engagement efforts, with a total project cost of \$111,375.00, with an additional \$15,000 in contingency funding to address scope gaps and maintain the project schedule

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-39, a resolution of the Port of Benton authorizing a contract with Maul Foster Alongi for shoreline waterfront drive planning and engineering services, for \$111,375.000, Technology & Business Campus

11. Acceptance of Work, Impervious Roof Coating, LLC, 2579 Stevens Drive Roof Coating Project, Richland Business Park

Director of Facilities & Operations Ron Branine stated that this project saved 53% and is guaranteed for 15 years. The project total, including sales tax, was \$72,921.24.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, accepting work completed by Impervious Roof Coating, LLC, 2579 Stevens Drive Roof Coating Project, Richland Business Park, total \$72,921.24.

12. Acceptance of Work, MP Construction, Inc., 1845 Terminal Drive Window Replacement Project, Richland Airport

Airport Manager Quentin Wright stated the work has been completed at 1845 Terminal Drive at Richland Airport and all windows have been replaced. The total project cost was \$55,113.07.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, accepting work completed by MP Construction, Inc. for the 1845 Terminal Drive window replacement project, Richland Airport, total \$55,113.07.

13. Contract with Western United Civil Group, \$1,695,720.65 for Prosser Airport Pavement and Electrical Replacement Project

Airport Manager Quentin Wright stated that two bids were received, not including one bid that was unresponsive (late), which was rejected. Wright stated that the lowest bid received was from Western United Civil Group for \$1,695,720.65 for the Prosser Airport Pavement and Electrical Replacement Project.

Wright added that there would be a public meeting held prior to the project to communicate about schedule and project plans.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving a contract with Western United Civil Group for \$1,695,720.65 for the Prosser Airport Pavement and Electrical Replacement project.

E. INFORMATION REPORTS

1. Grants Update

Executive director Diahann Howard reviewed the grants report.

Item 3 – Congressional Directed Spending Requests – Port of Benton White Bluffs Rail Project Modernization and Intermodal Facility – New request submitted to all congressional offices for 2026. Senator Cantwell has advanced \$2,500,000.

Item 1 – \$9.56M BUILD, formerly RAISE – White Bluffs Southern Connection Rail, including ties and rail throughout the system – Will allow for heavier rail to level set the system for another 30 years. A rail open house is scheduled for Monday, October 20 at 4:30 to discuss rail projects.

Howard added that the car charge is set to collect starting October 1.

2. Capital Projects Update

Director of Facilities & Operations Ron Branine provided updates on the following projects:

3110 Landscaping – Nearing completion

3250 HVAC – Mandated by the state to meet all current energy requirements. One system for entire building. Less than \$125,000.

Pavilion – Door replacement. Add storefront door. Review the concrete on the west end.

3110 – \$45,000 monument sign to match the existing sign at 3250.

Equipment – Schulte 16-foot batwing mower purchased. Cut time in half and make the department more efficient.

Executive Director Diahann Howard stated that there is a coordinated tour with FMSIB next week. The Northwest Seaport Alliance wants to help market all the regions rail assets including Ports of Walla Walla and Pasco. The Port is working with the City to create an interlocal agreement for the City's 1.5 miles of spur line.

Brandin Lopez stated that he will keep the Commission apprised on 2579 Stevens Drive updates. Lopez added that he is working closely with the Navy on the upcoming package shipments and the Navy is excited about the future upgrades. Lopez added that he is working on the closeout of the State Route 240 project, noting at least 8 months of paperwork. Lopez added that there is a potential that the Steptoe crossing project will take place in 2025, but likely in 2026 to help reduce traffic detours

F. COMMISSIONER REPORTS/COMMENTS

Commissioner Roy Keck stated that the recent issues at Richland Airport have been distracting from the real work, which is facilitating jobs. Keck stated that there are legacy issues with rail and airports that tie back to the leadership at Richland Airport.

Keck stated that he had recently called for a "doors-up" inspection at Richland Airport.

Keck stated that he continues his extensive review of port leases and he is prepared to submit a complaint as a taxpayer. Keck stated that the bottom line is that the issues need to be resolved and the airports need to comply with the FAA.

Keck added that many unapproved and/or unpermitted modifications need to comply with current codes.

Keck stated that the bathroom in Commissioner Keller's hangar is not to code.

Keck added that he has reviewed his neighbor's lease rates, including the neighboring golf course, which is currently 55 acres and pays \$5,000 a year. The lease states an increase and a percentage of green fees.

Keck stated that he has written seven pages of a complaint, which will be submitted to the record.*

Commissioner Keller asked for all to look at the economic development these properties have brought in over the years.

Commissioner Keck stated that he would examine the laws, not the side deals with friends and family.

Commissioner Lori Stevens stated that the port has recently been spending time on some issues, but now is the time to move forward.

Commissioner Stevens read a prepared statement for the record.**

Commissioner Scott Keller read a prepared statement for the record.***

**Included as Exhibit A*

***Included as Exhibit B*

****Included as Exhibit C*

DIRECTOR REPORTS/COMMENTS

1. Finance Director

Director of Finance Jeff Lubeck provided a financial status report.

Lubeck reviewed the capital asset policy:

- Establish a capitalization threshold of \$10,000 and one-year or longer
- Defines what is capitalizable
- Established estimated useful life for depreciation
- Establishes straight-line methodology for calculating depreciation expense

Lubeck reviewed the GASB 96 – SBITA policy:

- GASB 86 requires a present value calculation of future cash flows for qualifying Subscription-Based Information Technology Agreements (SBITA)
- Establishes capitalization threshold
- Defines what is included/excluded
- Defines what costs are capitalized & what is expensed

- Establishes discount rate for present value
- Establishes process for recording asset & liability & subsequent expenses

Lubeck reviewed the Apprenticeship Utilization Plan Policy:

- New WA RCW (39.04.300) requires apprenticeship targets for public works contracts. The RCW establishes target percentages and requires incentives or penalties
- Required for public works contracts
- \$2.0M for 2025, \$1.5M for 2026, and \$1.0M for 2027
- Establishes reporting requirements
- Establishes compliance and monitoring practices

Lubeck reviewed the financial status report, noting that the bank statements have not yet been received from the Benton County Treasurer. Lubeck added that several large grant reimbursements were received in July 2025, and that continued volatility is expected due to the timing of large grant projects, grant expenditures, and grant reimbursements.

Lubeck reviewed recent cash activity, including payables and receivables, and stated that the 2024 audit was underway.

Lubeck provided an update on operating revenues, noting that they are consistent with the budget.

Lubeck provided an update on operating expenses, noting that actual OpEx is lower than budget by \$488,000.

Lubeck pointed out that all port departments are under budget.

Lubeck provided an update on the 2026 budget process and schedule.

2. Port Attorney

Contract Port attorney John O’Leary stated that he had no updates for the regular meeting, but would like to take some time during the executive session with the commissioners.

3. Executive Director

Executive director Diahann Howard reviewed recent highlights, including a successful appreciation BBQ and an interview with the Journal of Business regarding current Port projects.

Howard noted that several tours are upcoming, including one organized by Rep. Stephanie Barnard and another with the Northwest Seaport Alliance.

Howard added that a letter of support has been submitted to PNWA regarding the Defending Dams Act.

Howard stated that the port and city are completing the land exchange and the only two areas left in the Richland Innovation Center are the Salk shop and park.

Howard noted that Ben Franklin Transit has expressed interest in a stop at the Technology & Business Campus.

Howard stated that Vintners Village buyer, Francisco Gamez has lost his partners, but secured a second loan for the development of two parcels in Vintners Village. Howard noted that Gamez plans to submit plans to the City of Prosser in early 2026.

Howard noted that the Prosser orchard tenant has expressed the desire to end their lease.

Howard stated that the port will host the FMSIB board and she will also be attending the upcoming EPRI conference at PNNL’s Discovery Hall.

Howard added that she will be attending the National Governors' Conference on Advanced Manufacturing in late September.

Howard noted that the Port is hosting a public tour on October 1 and a rail open house on October 20. Howard added that a VERTical Convening will be held on October 15.

Howard added that there are items related to real estate and personnel for the executive session.

FOR THE GOOD OF THE ORDER

Executive director Diahann Howard inquired if there were any comments for the Good of the Order.

Commissioner Keller noted the PNWA annual meeting conflicted with the October Commission meeting and asked if there was a desire to change the date, but no such desire was expressed.

EXECUTIVE SESSION

The regular Commission meeting was recessed at 10:28 a.m. It was announced that an Executive Session would commence at 10:29 a.m. for 45 minutes to discuss real estate and personnel. It was noted that the regular meeting would be reconvened at 11:13 a.m.

With no action needed or taken, the regular Commission meeting was reconvened at 11:06 a.m.

G. ADJOURNMENT

The meeting was adjourned at 11:06 a.m. with an announcement that the next regular Port of Benton Commission meeting would be held at 8:30 a.m. on Wednesday, October 15, 2025, at the Port of Benton Commission meeting room, located at 3250 Port of Benton Blvd., Richland, Washington.

A special budget workshop would take place on Monday, October 13, 2025, at 8:30 a.m. in the Port of Benton Commission meeting room, located at 3250 Port of Benton Blvd., Richland, Washington.

Roy D. Keck, Commission Secretary

During our August commission meeting, Commissioner Keck made statements directed at myself and Commissioner Keller that were both inaccurate and inappropriate.

First, I want to be clear: I have never supported “taking from the community.” To suggest otherwise is simply false. My record of decisions and votes shows that I have consistently acted with the best interests of our community in mind.

Second, the claim that I am part of a so-called “cartel,” with another individual as a “ringleader,” is not only untrue but also inflammatory. These remarks were made not to advance discussion of policy or serve the public, but rather to score political points in an election year. The public deserves constructive dialogue, not campaign rhetoric in the middle of open public meetings.

Fiscal responsibility must remain a consistent priority for all of us. That means exercising prudence with travel and expenses, ensuring fair agreements, and making sound spending decisions that protect taxpayer dollars. Financial discussions should always be transparent, fact-based, and considered in full context.

As a commissioner, I am committed to focusing on facts and making decisions that serve the people who elected me. And I will not be distracted by efforts to distort the public record for political gain.

Prosser Airport

- 1. Chuckar Cherry All Buildings and development**
- 2. Fruitsmart Building and warehouse**
- 3. 20 Million FAA grants for the Prosser Airport**
- 4. Extension of Runway at Prosser Airport**

Wine and Food Park

- 1. Hogue Cellars**
- 2. Holtzinger now Zirkle fruit packing**
- 3. Tree Top Purchase from Seneca**
- 4. Kenyon Zero Storage Now Lineage**
- 5. Purchase of Cherry orchard land for future development**
- 6. Moving sprayfield to across the river for Tree Top**

Incubator building

- 1. Whitstran Brewing**
- 2. Thurston Wolfe winery**
- 3. Alexander Nicole Winery**
- 4. Chukar expansion**
- 5. Kestral Winery**
- 6. Mercer Winery**
- 7. Wine and Food Park event area with restroom and stage**

Vitners Village Development

- 1. Infrastructure improvements**
- 2. Yellow Rose Nursery**
- 3. Willow Crest Winery**
- 4. Thurston Wolfe Winery**

Benton City

- 1. Developed the Benton City Industrial site and sold out**
- 2. Infrastructure and land improvements**
- 3. Purchased and improved 5 vacant buildings in downtown and ultimately sold several to small businesses and put back on the tax rolls.**
- 4. These improvements spurred the entire downtown area to complete a “facelift” of the downtown area making in much improved atmosphere.**

- 5. Olson Brothers Winery**
- 6. Airfield Estates Winery**
- 7. Millbrandt Winery**
- 8. Wine O clock Winery and resteraunt**
- 9. Wine Maker's Loft**

Vitners Village 2

- 1. Purchase and development of VV 2**
- 2. Bed and Breakfast**
- 3. All infrastructure roads, water, sewer and irrigation**
- 4. Incubator building**
- 5. Bohlke life estate and land adjacent 20 acres for future**

Walter Clore Wine and Culinary Center

- 1. Negotiated and purchased land**
- 2. Received grants and used partnerships to build both buildings.**
- 3. Completed landscaping and additional parking area**
- 4. Worked with partners for construction of RR Crossing**

Port of Benton always had a very important role with the City of Prosser and Benton County for and was the leader in Economic Development as the Economic Development Engine which is the mission of Port Districts in Washington State.

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

General Expenses

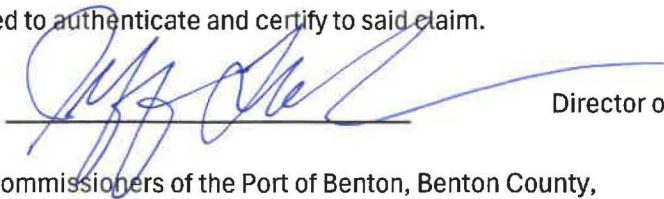
Accounts Payable Warrants #:	85147	-	85278	\$	772,359.24
Electronic Payments:				\$	4,593.55
Total General Expenses					<u>\$ 776,952.79</u>

Payroll

Direct Deposit:					
ACH				\$	127,319.87
Electronic Payments:					
IRS Payroll Tax Deposit				\$	45,173.51
Other Payroll Related Payments				\$	61,172.55
Total Payroll					<u>\$ 233,665.93</u>
Total General Expenses and Payroll					<u><u>\$ 1,010,618.72</u></u>

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

Attest:



Director of Finance/Port Auditor

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

_____	President
_____	Vice President
_____	Secretary

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

General Expenses

Accounts Payable Warrants #:	85147	-	85278	\$	772,359.24
Electronic Payments:				\$	4,593.55
Total General Expenses				\$	<u>776,952.79</u>

Payroll

Direct Deposit:				\$	127,319.87
ACH					
Electronic Payments:				\$	45,173.51
IRS Payroll Tax Deposit				\$	61,172.55
Other Payroll Related Payments				\$	
Total Payroll				\$	<u>233,665.93</u>

Total General Expenses and Payroll

\$ 1,010,618.72

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

**Sep-25
Cash Disbursements
Batch Totals**

\$	772,359.24	Aug-25
\$	<u>772,359.24</u>	

Electronic Payments - Other Payment		
4,593.55	09/25/2025	DEPARTMENT OF REVENUE
\$	-	
\$	<u>4,593.55</u>	

IRS Payroll Tax Deposit		
\$	21,383.12	09/12/25 INTERNAL REVENUE SERVICE
\$	2,536.20	09/12/25 INTERNAL REVENUE SERVICE
\$	21,254.19	09/26/25 INTERNAL REVENUE SERVICE
\$	-	
\$	<u>45,173.51</u>	

822,126.30 Warrants, ACH, FedTax

Payroll Direct Deposit Net Pay		
\$	61,755.05	09/12/25 PORT OF BENTON EMPLOYEES
\$	4,250.00	09/12/25 PORT OF BENTON COMMISSIONERS
\$	61,314.82	09/26/25 PORT OF BENTON EMPLOYEES

\$ 127,319.87

Other Payroll Related Payments		
\$	1,965.49	09/12/25 NATIONWIDE
\$	4,378.46	09/12/25 DRS
\$	100.00	09/12/25 WASHINGTON SUPPORT REGISTRY
\$	4,357.57	09/26/25 DRS
\$	100.00	09/26/25 WASHINGTON SUPPORT REGISTRY
\$	1,969.07	09/26/25 NATIONWIDE
\$	48,301.96	09/26/25 DRS
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	<u>61,172.55</u>	

Bank	Date	Payee	Document no.	Amount	Cleared	ACH
	9/12/2025	VEN00637--360 AUTOMOTIVE & REPAIR	85147	2,415.33	In transit	
	9/12/2025	VEN00002--A-L COMPRESSED GASES, INC	85148	55.35	In transit	
	9/12/2025	VEN00006--ABADAN, INC	85149	330.77	In transit	
	9/12/2025	VEN00012--AFLAC	85150	1,240.09	In transit	
	9/12/2025	VEN00679--BARNHART CRANE & RIGGING	85151	5,079.15	In transit	
	9/12/2025	VEN00040--BATTERIES PLUS BULBS	85152	474.96	In transit	
	9/12/2025	VEN00053--BENTON RURAL ELEC ASSOCIATION	85153	1,339.43	In transit	
	9/12/2025	VEN00059--BENTON-FRANKLIN HEALTH DEPT	85154	30.00	In transit	
	9/12/2025	VEN00790--BOUTEN CONSTRUCTION	85155	5,149.94	In transit	
	9/12/2025	VEN00712--C & C CONSTRUCTION SERVICES INC	85156	56,383.32	In transit	
	9/12/2025	VEN00468--CASCADE FIRE PROTECTION CO.	85157	913.08	In transit	
	9/12/2025	VEN00052--CITY OF BENTON CITY	85158	187.55	In transit	
	9/12/2025	VEN00071--CITY OF PROSSER	85159	7,713.21	In transit	
	9/12/2025	VEN00089--CITY OF RICHLAND	85160	21,961.69	In transit	
	9/12/2025	VEN00234--CITY OF RICHLAND LANDFILL	85161	10.00	In transit	
	9/12/2025	VEN00113--CROWN PAPER & JANITORIAL INC.	85162	968.53	In transit	
	9/12/2025	VEN00143--DSD BUSINESS SYSTEMS	85163	5,217.60	In transit	
	9/12/2025	VEN00180--GENSCO, INC	85164	1,435.83	In transit	
	9/12/2025	VEN00540--GLACIER SUPPLY GROUP, LLC	85165	5,025.48	In transit	
	9/12/2025	VEN00601--GRAVIS LAW PLLC	85166	15,030.00	In transit	
	9/12/2025	VEN00201--HEALTH CARE AUTHORITY	85167	39,764.25	In transit	
	9/12/2025	VEN00791--IFMA, LLC	85168	22,397.01	In transit	
	9/12/2025	VEN00492--INLAND ASPHALT COMPANY	85169	9,333.00	In transit	
	9/12/2025	VEN00786--JAMES WADSWORTH	85170	1,000.00	In transit	
	9/12/2025	VEN00222--JOHN DEERE FINANCIAL (RDO EQUIPMENT)	85171	741.18	In transit	
	9/12/2025	VEN00229--KELLEY'S TELE-COMMUNICATION, INC.	85172	313.36	In transit	
	9/12/2025	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	85173	354.12	In transit	
	9/12/2025	VEN00291--KENNEWICK RANCH AND HOME	85174	125.87	In transit	
	9/12/2025	VEN00585--LENNOX INDUSTRIES INC.	85175	10.41	In transit	
	9/12/2025	VEN00299--PHASE 2 ELECTRIC, INC.	85176	1,517.71	In transit	
	9/12/2025	VEN00783--PYE-BARKER FIRE & SAFETY dba MOON SECURITY	85177	538.07	In transit	
	9/12/2025	VEN00788--RANDY EUGENE WOOD	85178	500.00	In transit	
	9/12/2025	VEN00789--ROB ELDER	85179	11.00	In transit	
	9/12/2025	VEN00787--ROBIN WADSWORTH	85180	1,000.00	In transit	
	9/12/2025	VEN00334--SANITARY DISPOSAL, INC.	85181	3,612.22	In transit	
	9/12/2025	VEN00636--SENSKE LAWN & TREE CARE LLC	85182	282.62	In transit	
	9/12/2025	VEN00359--STEEBER'S LOCK SERVICE, LLC	85183	654.37	In transit	
	9/12/2025	VEN00341--SUPERIOR GLASS	85184	2,681.31	In transit	
	9/12/2025	VEN00385--THE HOME DEPOT CRC/GECF	85185	1,356.23	In transit	
	9/12/2025	VEN00399--TRIDEC, INC.	85186	2,500.00	In transit	
	9/12/2025	VEN00727--VALLEY WIDE COOPERATIVE INC	85187	1,482.81	In transit	
	9/12/2025	VEN00754--VEOLIA NUCLEAR SOLUTIONS INC	85188	29,943.71	In transit	
	9/12/2025	VEN00414--VERIZON	85189	3,332.88	In transit	
	9/12/2025	VEN00532--VIC'S AUTO PARTS & SUPPLY	85190	92.09	In transit	

9/12/2025	VEN00658--WALTER IMPLEMENT, INC	85191	38,045.00	In transit
9/12/2025	VEN00449--ZIPLY FIBER	85192	580.39	In transit
9/12/2025	VEN00449--ZIPLY FIBER	85193	93.36	In transit
9/12/2025	VEN00449--ZIPLY FIBER	85194	269.92	In transit
9/12/2025	VEN00449--ZIPLY FIBER	85195	509.38	In transit
9/12/2025	10032--Bell, Bryan	85196	890.00	In transit
9/12/2025	10007--Keck, Roy	85197	207.20	In transit
9/16/2025	VEN00034--AMERICAN TREE TRIMMERS, LLC	85198	9,783.00	In transit
9/16/2025	VEN00029--ARCHIBALD & COMPANY ARCHITECTS	85199	2,853.50	In transit
9/16/2025	VEN00089--CITY OF RICHLAND	85200	8,575.06	In transit
9/16/2025	VEN00077--COLUMBIA BASIN IT	85201	2,567.46	In transit
9/16/2025	VEN00107--COOK'S ACE HARDWARE	85202	94.65	In transit
9/16/2025	VEN00166--FERGUSON ENTERPRISES, INC.	85203	2,844.61	In transit
9/16/2025	VEN00009--GEO WAY ACE HARDWARE	85204	777.64	In transit
9/16/2025	VEN00419--GRAINGER	85205	396.26	In transit
9/16/2025	VEN00200--HDR ENGINEERING, INC	85206	2,973.95	In transit
9/16/2025	VEN00237--LES SCHWAB TIRE CENTER QUEENSGATE DR	85207	72.81	In transit
9/16/2025	VEN00236--LES SCHWAB TIRE CENTER STEVENS DR.	85208	192.28	In transit
9/16/2025	VEN00490--MARY POTTER	85209	512.96	In transit
9/16/2025	VEN00380--MCCLATCHY COMPANY	85210	1,447.32	In transit
9/16/2025	VEN00261--MP CONSTRUCTION, INC.	85211	2,072.70	In transit
9/16/2025	VEN00471--OSBORN CONSTRUCTION & DESIGN, LLC	85212	5,326.30	In transit
9/16/2025	VEN00783--PYE-BARKER FIRE & SAFETY dba MOON SECURITY	85213	2,630.66	In transit
9/16/2025	VEN00352--SMARSH, INC.	85214	524.44	In transit
9/16/2025	VEN00762--TK ELEVATOR CORPORATION	85215	869.60	In transit
9/16/2025	VEN00622--TOTAL ENERGY MANAGEMENT & HVAC SERVICES I	85216	1,895.00	In transit
9/16/2025	VEN00381--TRI-CITIES REGIONAL BUSINESS	85217	1,333.33	In transit
9/16/2025	VEN00402--UNDERGROUND CREATIVE, LLC	85218	2,050.00	In transit
9/16/2025	VEN00727--VALLEY WIDE COOPERATIVE INC	85219	2,217.79	In transit
9/16/2025	VEN00532--VIC'S AUTO PARTS & SUPPLY	85220	16.84	In transit
9/16/2025	VEN00444--WASHINGTON STATE DEPT OF LABOR & INDUSTRI	85221	33.80	In transit
9/17/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water)	85222	22.81	In transit
9/17/2025	VEN00105--CONNELL OIL, INC	85223	1,491.74	In transit
9/17/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	85224	4,991.50	In transit
9/17/2025	VEN00786--JAMES WADSWORTH	85225	250.00	In transit
9/17/2025	VEN00301--PITNEY BOWES, INC	85226	195.66	In transit
9/17/2025	VEN00306--PROMINENCE PUBLIC RELATIONS	85227	5,740.00	In transit
9/17/2025	VEN00315--PURCHASE POWER	85228	293.18	In transit
9/17/2025	VEN00787--ROBIN WADSWORTH	85229	250.00	In transit
9/17/2025	VEN00483--YARDI SYSTEMS, INC.	85230	7,742.04	In transit
9/26/2025	VEN00742--AQUATECHNEX LLC	85231	6,599.18	In transit
9/26/2025	VEN00044--BENTON PUD	85232	5,322.85	In transit
9/26/2025	VEN00089--CITY OF RICHLAND	85233	32,339.47	In transit
9/26/2025	VEN00781--CKJT ARCHITECTS PLLC	85234	30,786.00	In transit
9/26/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	85235	48,500.00	In transit

9/26/2025	VEN00772--EE TRAFFIC MANAGEMENT LLC	85236	2,382.00	In transit
9/26/2025	VEN00588--IC CONSULTING CORPORATION	85237	9,720.00	In transit
9/26/2025	VEN00672--KPFF, INC.	85238	322.00	In transit
9/26/2025	VEN00299--PHASE 2 ELECTRIC, INC.	85239	7,264.24	In transit
9/26/2025	VEN00718--PND ENGINEERS INC	85240	129,726.14	In transit
9/26/2025	VEN00295--PROSSER ECON DEV ASSOCIATION	85241	12,500.00	In transit
9/26/2025	VEN00341--SUPERIOR GLASS	85242	7,655.26	In transit
9/26/2025	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	85243	1,902.25	In transit
9/26/2025	VEN00746--VERIZON CONNECT FLEET USA LLC	85244	621.98	In transit
9/26/2025	VEN00792--WS2, INC dba DESIGN SOUND NW	85245	1,304.40	In transit
9/26/2025	VEN00449--ZIPLY FIBER	85246	114.66	In transit
9/26/2025	VEN00449--ZIPLY FIBER	85247	441.16	In transit
9/26/2025	VEN00449--ZIPLY FIBER	85248	148.41	In transit
9/29/2025	VEN00794--ARG INDUSTRIAL	85249	270.56	In transit
9/29/2025	VEN00038--BANNER BANK - Credit Card	85250	8,447.38	In transit
9/29/2025	VEN00075--CASCADE NATURAL GAS CORP	85251	21.70	In transit
9/29/2025	VEN00469--CENTURY WEST ENGINEERING CORP	85252	24,977.25	In transit
9/29/2025	VEN00083--CENTURYLINK	85253	303.57	In transit
9/29/2025	VEN00321--CI INFORMATION MANAGEMENT	85254	49.26	In transit
9/29/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water)	85255	23.89	In transit
9/29/2025	VEN00052--CITY OF BENTON CITY	85256	72.93	In transit
9/29/2025	VEN00089--CITY OF RICHLAND	85257	714.45	In transit
9/29/2025	VEN00793--CLIFTON BERKEY	85258	1,151.03	In transit
9/29/2025	VEN00077--COLUMBIA BASIN IT	85259	764.51	In transit
9/29/2025	VEN00105--CONNELL OIL, INC	85260	3,655.71	In transit
9/29/2025	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	85261	995.69	In transit
9/29/2025	VEN00149--EFC EQUIPMENT FEED PET SUPPLY	85262	85.39	In transit
9/29/2025	VEN00166--FERGUSON ENTERPRISES, INC.	85263	3.88	In transit
9/29/2025	VEN00009--GEO WAY ACE HARDWARE	85264	299.35	In transit
9/29/2025	VEN00200--HDR ENGINEERING, INC	85265	1,663.05	In transit
9/29/2025	VEN00223--JOHNSTONE SUPPLY	85266	529.89	In transit
9/29/2025	VEN00291--KENNEWICK RANCH AND HOME	85267	500.00	In transit
9/29/2025	VEN00644--LEAF	85268	248.93	In transit
9/29/2025	VEN00249--MAUL FOSTER ALONGI, INC	85269	1,402.50	In transit
9/29/2025	VEN00297--PERSONAL TOUCH CLEANING, INC.	85270	25,255.40	In transit
9/29/2025	VEN00305--POCKETINET COMMUNICATIONS, INC.	85271	242.00	In transit
9/29/2025	VEN00326--RGW ENTERPRISES P.C. INC	85272	9,750.00	In transit
9/29/2025	VEN00505--RLR CULTURAL RESOURCES, LLC	85273	9,733.00	In transit
9/29/2025	VEN00636--SENSKE LAWN & TREE CARE LLC	85274	9,163.45	In transit
9/29/2025	VEN00376--TRI-CITY REGIONAL CHAMBER	85275	138.00	In transit
9/29/2025	VEN00402--UNDERGROUND CREATIVE, LLC	85276	312.50	In transit
9/29/2025	VEN00570--VITAL RECORDS CONTROL	85277	2,803.65	In transit
9/29/2025	VEN00358--WASHINGTON STATE AUDITOR'S OFFICE	85278	2,990.65	In transit
9/18/2025	VEN00171--EMPLOYMENT SECURITY DEPT	Q2 25 CARE	2,289.64	In transit
9/18/2025	VEN00171--EMPLOYMENT SECURITY DEPT	Voided - Q2 25 C	-2,289.64	In transit

9/12/2025	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	100.00
9/12/2025	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	100.00
9/12/2025	VEN00215--INTERNAL REVENUE SERVICE	21,383.12
9/12/2025	VEN00215--INTERNAL REVENUE SERVICE	2,536.20
9/26/2025	VEN00215--INTERNAL REVENUE SERVICE	21,254.19
9/12/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	4,378.46
9/26/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	4,357.57
9/26/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	48,301.96
9/25/2025	VEN00239--WASHINTGON STATE DEPT OF REVENUE	4,593.55
9/12/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTION	1,965.49
9/26/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTION	1,969.07
Total for BCT MAIN		772,359.24
		110,939.61

RESOLUTION 25-40
A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
TO CANCEL A WARRANT

WHEREAS, General Expense Fund Warrant Nos. 085030 through 085050, 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.

NOW THEREFORE, the Port Commission hereby resolves to cancel Warrant Nos. 085030 through 085050.

DATED AND SIGNED by the Port of Benton Commission, at a regular meeting on the 15th day of October, 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

RESOLUTION NO. 25-41
A RESOLUTION OF THE PORT OF BENTON
APPROVING THE SECOND AMENDMENT OF THE PURCHASE AND SALE AGREEMENT
BETWEEN PACIFIC GREEN FERTILIZER (AKA ATLAS AGRO) AND THE PORT OF BENTON

WHEREAS, the Port of Benton entered into a Purchase and Sale Agreement (PSA) with Pacific Green Fertilizer Corp., a Delaware corporation, hereafter "Purchaser," or "Atlas Agro," on March 23, 2023; and

WHEREAS, the Parties executed a First Amendment to the Agreement on **February 15, 2024**, which NEPA has been completed, significant engineering investment has been made; and

WHEREAS, the Parties now desire to amend the Agreement to extend the Closing Date to allow for additional time to complete necessary regulatory processes, including factors outside the parties' control such as uncertainty on tariffs, utility equipment availability, and BPA interconnection.

NOW, THEREFORE, THE PARTIES HEREBY AGREE the Agreement shall be amended as follows:

A. Amendment to Section 7. Purchaser Contingencies – Pre-Development Activities

The extension for predevelopment Activities has been extended to January 31, 2027, unless otherwise extended by mutual written agreement of the parties.

7. (a) The extension for sufficient electrical power to meet demands of project construction schedule; and to coordinate and provide utility delivery of 320 MW of 24/7 continuous power to meet the project operations date has been extended to Q1 2028.

Amendment to Section 10. Closing of Sale – Time of Closing:

The closing date set forth in the Agreement is hereby extended to March 1, 2027, unless otherwise extended by mutual written agreement of the parties.

- B.** Except as specifically amended by this Second Amendment to Agreement, all of the terms and conditions of the Agreement shall remain in full force and effect. This Amendment is effective the 15th day of October 2025.

ADOPTED by the Port of Benton Commission, at a regular meeting on the 15th day of October, 2025.

Scott D. Keller, President

Lori Stevens, Vice President

Roy D. Keck, Secretary

	Project	Description	Grants Pursued/Received	Comments
1	Better Utilizing Investment to Leverage Development (BUILD formerly RAISE)	White Bluffs Southern Connection Rail, including ties and rail throughout the system	Federal - \$8 million POB - \$2.4 million	January 2025, awarded \$9.56 million. Grant contracting will likely take until April 2026.
2	State Capital Request	Phase 1 - Intermodal Rail Yard	\$240,000	Request to support federal grant applications and initial phase 1 of intermodal rail yard; \$232,800 awarded, contracting has begun – Revised scope submitted June 2025 has been approved.
3	Congressional Directed Spending Requests	Port of Benton White Bluffs Rail Project Modernization and Intermodal Facility.	\$5 million	New request submitted to all congressional offices for 2026. Cantwell CDS has advanced, \$2,500,000
4	Port Electrification	Intermodal Facilities	\$2.7 million, 10% match \$300,000 – POB	\$2.7 million awarded, contracting and project underway.

	Project	Description	Grants Pursued/Received	Comments
5	CERB/EDA-updated	2579 Stevens Drive offices and update remodel (RBP)	\$2.4 million – CERB loan secured \$1.5 million – POB \$1.7 million – Benton County, secured	Submitted to CERB, May 15, 2025, presentation, loan secured. Benton County Rural County Capital Funds .09 grant request presentation made and request approved. Proceeding to the disbursement agreement for board approval. EDA application on hold for future phase.
Airports				
	Project	Description	Grants Pursued/Received	Comments
6	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)	Grant awarded to Western United Civil Group ~\$1.6M. Construction May 2026

	Project	Description	Grants Pursued/Received	Comments
7	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	Grant Awarded. 60% Design completed.
8	FAA Airport Funds – Richland Airport	Wildlife fencing around the airport. Complete fencing around the entire airport	FAA NPE - \$205,000	Approved
9	FAA Airport Funds – Prosser Airport	Construct Heliport/Helipad with service road – design	FAA NPE - \$155,000	Approved

For the Good of the Order – October 2025

Date	What	Where	When	Who
October 13	Port of Benton Commission Budget Workshop	Port of Benton	8:30 a.m.	All
October 15	Port of Benton Commission Meeting	Port of Benton	8:30 a.m.	All
October 15	VERTical Convening 4.0	Port of Benton	4 p.m.	Roy, staff
October 16	Prosser Chamber Board Meeting	Prosser Chamber of Commerce, 1230 Bennett Ave., Prosser	7:30 a.m.	Lori
October 16	Tri-Cities National Park Committee Meeting	Bechtel Boardroom, 7130 W. Grandridge Blvd., Kennewick	4 p.m.	Roy
October 17	WPPA Legislative Meeting	Zoom	10 a.m. – Noon	Roy, Diahann, Cassie
October 20	Rail Modernization & Intermodal Facility Information Night	2579 Stevens Drive, Richland	4 p.m.	Staff
October 21	Entrepreneurial Awards	Richland Riverfront Hotel, 50 Comstock, Richland	11:30 a.m. – 1 p.m.	Roy, Scott, Diahann, Summers, Quentin
October 22	Visit Tri-Cities Board Meeting	Bechtel Boardroom, 7130 W. Grandridge Blvd., Kennewick	7:30 a.m.	Scott
October 22	Tri-City Regional Chamber of Commerce	Red Lion Pasco, 2525 N. 20 th St., Pasco	11:30 a.m. – 1:30 p.m.	Roy, Diahann, staff
October 23-24	WPPA Small Ports	Campbell's Resort, Lake Chelan		Roy, staff
October 23	TRIDEC – Community Reception, Steve Ashby	Bechtel Boardroom, 7130 W. Grandridge Blvd., Kennewick	5 p.m.	Roy, Diahann

Date	What	Where	When	Who
October 31	Commissioner Stevens 1:1	Zoom	9 a.m.	Lori, Diahann, Jeff
November 3	Benton City Monthly Luncheon	Palm Tavern, Benton City	Noon	
November 4	Prosser Chamber Monthly Luncheon			
November 5	Prosser EDA Board Meeting	236 Port Ave., Prosser	5:30 p.m.	Lori
November 8	Bubbles & Bites	Clore Center, Prosser		
November 11	Veterans Day – Office Closed			
November 11	Prosser Tourism Meeting	Best Western Prosser, 259 Merlot Drive, Prosser	8 a.m.	Lori
November 12	Port of Benton Commission Meeting	Port	8:30 a.m.	All