

The Port of Benton Commission Meetings are open to the public.

The regular Commission meeting will be available via Zoom, a 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 Port of Benton's website at the link below, along with the meeting agenda and minutes from past meetings. Live broadcast information: www.portofbenton.com/commission

For those unable to access the internet, please call 509-375-3060 by 8:00 a.m. on March 11, 2026, to receive call-in details.

All participants will be muted upon entry; when prompted, click 'raise hand' in Zoom or dial star + 9 (*9) to raise your hand. The host will unmute you to speak in the order in which your hands are raised. Press star + 6 (*6) when the host calls on you to unmute yourself.

**PORT OF BENTON
REGULAR COMMISSION MEETING
Agenda**

8:30 a.m., March 11, 2026

2140 Wine Country Road, Prosser, WA 99350

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. CONSENT AGENDA

1. Approval of Agenda
2. Approval of Minutes of February 25, 2026, Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for the Month of February, Totaling \$870,943.97
4. Resolution 26-22, A Resolution of the Port of Benton to Cancel Warrant No. 085642, Which Was Printed with Errors and Warrant No. 085300, Which Has Been Deemed Lost

D. PUBLIC COMMENT

E. ITEMS OF BUSINESS

1. Welcome and Update from Neal Rippinger, Prosser Economic Development Association
2. Welcome and Update from Matthew Colvin, Tree Top, Inc.
3. Welcome and Update from Nicole Jech, Prosser Chamber of Commerce
4. Welcome and Update from Mayor Gary Vegar, City of Prosser
5. Resolution 26-23, Acceptance of Contract to Columbia Sweeping Services, Inc. for Crack Sealing and Seal Coating at 2345 Stevens Drive, \$86,239.86 – Richland Business Park
6. Resolution 26-24, Acceptance of Contract to Granite Construction Company for Asphalt Replacement Project of Port of Benton Blvd., \$90,965.60 – Technology & Business Campus
7. Resolution 26-25, Acceptance of Contract to AHBL Inc. for Crow Butte Park Master Plan, \$42,500.00 – Crow Butte Park
8. Request for Authorization to Begin Negotiations with Architects West for 2501 Stevens Drive Building Design – Richland Business Park
9. Acceptance of Work to Total Energy Management, Emergency HVAC Replacement Project, \$57,822.97 – Richland Business Park
10. Richland Airport Water Utility Ad Hoc Committee Update
11. Presentations for On-Call Engineering Professional Services, Century West Engineering Corporation & JUB Engineers, Inc.
12. Request for 60-Day Extension of HR Contract, Eileen Griffin-Ray

F. INFORMATION REPORTS

1. Grants Update
2. Legislative Update
3. Capital Projects Update
4. Airports Update

G. COMMISSIONER REPORTS/COMMENTS

H. DIRECTOR REPORTS/COMMENTS

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

I. FOR THE GOOD OF THE ORDER

- J. RECESS TO EXECUTIVE SESSION as legally allowed pursuant to RCW 42.30.110(1)(c), (f), (g) and (i) to discuss real estate, complaints, evaluate personnel, and to discuss potential litigation/legal risks with Port Counsel.

The session is expected to take 45 minutes.

K. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on **Wednesday, April 8, 2026 at 8:30 a.m.** at the Port of Benton Commission Meeting Room, 3250 Port of Benton Blvd., Richland, Washington.

Visit portofbenton.com for notices and information.

**PORT OF BENTON
COMMISSION MEETING MINUTES
February 25, 2026**

- 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 Bill O'Neil, Commissioner Lori Stevens

PORT STAFF PRESENT: Ron Branine, Quentin Wright, Summers Miya, Angela Saraceno-Lyman, Bryan Bell

ALSO PRESENT: John O'Leary, Gravis Law; Clif Dyer, Sundance Aviation/Tym2Fly, Mark Underwood, Richland Airport; Gareth Nisbett, Herb Brayton, Richland Airport; Dan Hanson, Apple Valley News; Bryan Condon, Century West Engineering

The following attendees attended via remote communications: Sheri Collins, Cassie Losey, Jorge Celestino, Julia Mora, Jeff Moore, Hans Wellenbrack, Christy Rasmussen, RJ Blahut, Rachel Visick, Tri-City Area Journal of Business; One Unidentified Caller

The Commission meeting was noticed as required by RCW 42.30.070.

- B. PLEDGE OF ALLEGIANCE:** Commissioner Scott Keller led those present to recite the Pledge of Allegiance.

C. CONSENT AGENDA

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller, and unanimously passed by the Commission approving the agenda for the February 25, 2026, Commission meeting and approval of minutes from the February 11, 2026, Commission meeting.

Note - Zoom audio and recording issues at the outset; reboot and workaround with laptop for room audio was implemented. Ensured resumption of accessibility for remote staff/public and media. Legal clarification: No legal requirement for remote public attendance but Zoom access is encouraged.

D. PUBLIC COMMENT

Gareth Nisbett read a prepared statement.*

Clif Dyer read a prepared statement.**

Herb Brayton, a Richland Airport tenant, described his decades of positive economic contributions to the Port via property taxes (~\$500,000 since 1983). Brayton raised an issue: Protracted (2.5 years) difficulty securing a lease assignment to the LLC due to staff non-communication, complex processes, and reference to "onerous" Resolution 22-42.

Brayton challenged the commission to review and streamline assignment practices, suggesting equal lease rates across Prosser and Richland and base rates on hangar footprint (as is common in industry and for tax/insurance purposes). Brayton recommended removal of the "toxic" perception of handling leases.

Brayton requested direct engagement with Port staff and noted a stagnation in development as a consequence of the issues he described.

*Attachment A

**Attachment B

E. ITEMS OF BUSINESS

1. Welcome and Update from Scott Urban, North American Trainers Association Formation Clinic

Speaker unavailable.

2. Resolution 26-19, Resolution Confirming Matching Funds for WSDOT Aviation Grant – Richland Airport Apron Project

Airport Manager Quentin Wright explained that Resolution 26-19 is an administrative requirement for the WSDOT aviation grant application prior to securing the grant. Wright reminded the Commission that the port is responsible for the 2.5% match.

A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens and unanimously passed by the Commission, approving Resolution 26-19, a resolution confirming matching funds for the WSDOT Aviation Grant, Richland Airport Apron Project.

3. Resolution 26-20, Resolution Relating to Land Rates, Prosser Airport

Airport Manager Quentin Wright provided background on this topic, explaining that a market rental survey was conducted by Associated Appraisers, Walla Walla, and compared rates with nine airports, recommending \$0.20 square foot/year as the market rate.

Wright provided context on the current landscape, stating that there is variation in how lease footprints are defined, with many existing tenants paying below-market rates. Wright stated that there are plans to ramp up those below market rate over the next five years.

Wright stated that a public meeting will be held on Wednesday, March 11, at the Clore Center to discuss the changes and the upcoming airport project.

Wright added that many tenants are at market rate, but Westwind Aviation is under and approval of Resolution 26-20 would allow for contractually planned increases.

The Commission determined that this item should be tabled to ensure tenants are briefed and can provide feedback.

4. Resolution 26-21, Adoption of Revised Port of Benton Commission Rules of Policy and Procedure

Attorney John O'Leary stated that Resolution 26-21 adopts the final draft of the Port of Benton Commission Rules of Policy and Procedure, with the revisions that were incorporated for the January 7, 2026, special meeting.

O'Leary noted that there were some minor errors in the draft version included in the packet, which were non-substantive.

O'Leary stated that Summers Miya would update the non-substantive errors and finalize the revisions upon approval of Resolution 26-21.

A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller and unanimously passed by the Commission, approving Resolution 26-21, adoption of the revised Port of Benton Commission Rules of Policy and Procedure.

5. Request for Authorization to Begin Negotiations with AHBL for the Crow Butte Master Plan

Construction Project Manager Bryan Bell explained that there is a six-year cycle related to the Crow Butte Master Plan, with the next update due in 2026.

Bell stated that five firms submitted qualifications, and the scoring consisted of six criteria.

Bell added that AHBL is a local company that also completed the 2020 master plan and ranked the highest.

Bell noted that there is intent to update the current plan, add five new construction projects and ensure readiness for the 2026 RCO grant applications.

Bryan added that submissions are due on March 3, with the updated plan due by August 1. Bell added that public input will be included in the 2026 update, with a meeting planned for Paterson.

A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, authorizing the port to begin negotiations with AHBL for the Crow Butte Master Plan.

6. Main Apron Reconfiguration Project – Richland Airport

Airport Manager Quentin Wright introduced Bryan Condon of Century West Engineering.

Condon overviewed the key objectives of the project, adding a designated large aircraft parking area, better utilization of space and maintain/enhance small aircraft capacity and hangar protection.

Condon presented design and cost alternatives.

Commission approved moving forward with the more robust option to prioritize doing the job right for long-term maintenance and operational flexibility.

7. Richland Airport Water Utility Ad Hoc Committee Update

Port Attorney John O'Leary provided a summary of the first committee meeting, which was held on Monday.

O'Leary stated that the committee reviewed the charter and required outcomes.

O'Leary stated that the committee focused on 1999 correspondence regarding utility reconfiguration.

O'Leary noted that the committee is actively gathering documents, which may require archival research and stated that the objective is to establish a full chronology before broader outreach and action.

O'Leary stated that the next update will take place at the next Commission meeting.

It was noted that City leaders are supportive and open to further engagement.

F. COMMISSIONER REPORTS/COMMENTS

Commissioner Bill O'Neil stated that he has been attending and becoming acquainted with various boards, noting that he advocates for the Richland Airport at these meetings, including promoting the airport's economic impact, which totals \$114 million/year, and Prosser's, which totals \$22 million/year.

O'Neil emphasized the need to continue community education and pride in this economic engine of the Port.

Commissioner Lori Stevens had no comments.

Commissioner Scott Keller had no comments.

G. INFORMATION REPORTS

1. Rail Update

Engineer Roger Wright provided an overview presentation of the port-owned and operated rail line. Wright overviewed that there are 11 miles of mainline, five miles of siding and ladder track, four bridges, 10 at-grade crossings, and 75,000 vehicles/day cross Port tracks.

Wright included historical facts, noting that the rail originated post-World War II as a dual-track line to Hanford for security and was turned over to the Port in the late 90s by the Department of Energy to avoid abandonment.

Wright stated that Columbia Rail has operated the track since February 2023, following the dissolution of the previous rail operating agreement with Tri-City Rail in 2022. Wright added that in addition to the track, the Port owns locomotives and equipment.

Wright reviewed the recent rail projects, most grant-funded, to improve signals, crossings and track. Wright added that the maintenance has recovered from excepted track status (5 mph) to full Class 1 (10 mph for freight), noting that the goal is to reach full Class 2 status (25 mph).

Wright mentioned ongoing projects, including the Steptoe crossing realignment, which is in progress and developer-funded. Wright also mentioned the BUILD grant, which is a \$9.56 million Federal grant with a \$2.4 million Port match for the reconstruction of approximately 4 miles of track, replacement of 2 rail crossings, and installation of 8,000-10,000 ties throughout the track.

In addition, the Port has been awarded approximately \$2.75 million from the State Department of Commerce and a Federal Budget Allocation from Senator Maria Cantwell to begin construction of a rail intermodal area within the Port property. This will also require approximately \$250,000 in Port matching funds.

Finally, Wright added that the Port is prepared to apply for a Freight Mobility Strategic Investment Board (FMSIB) grant for \$1 million, plus a \$200,000 Port match, next week, pending Commission support. Wright noted that the substantial matches are provided for in the Port capital budget.

Wright noted that the Port track is the second-busiest short-line track in Washington, handling 1.3 million tons of goods from major customers such as Lamb Weston, Central Washington Corn Processors, Lineage Logistics, Packaging Corp of America, and more.

Wright provided the economic impact from these customers:

Lineage Logistics - \$400 million product/year; 300 direct jobs

Central Washington Corn Processors - \$170 million product/year; 25 direct jobs + 100 indirect jobs.

Wright added that there are approximately 900 direct jobs tied to rail, with \$67 million in annual wages.

Wright provided an update on the proposed intermodal yard, noting the strong demand for expanded truck-rail connectivity. Wright mentioned the recent ILA signed with the Northwest Seaport Alliance and the Ports of Pasco and Walla Walla for a coordinated logistics hub.

Wright stated that there are customer and support needs driving the push for new spurs/yard, which is readying support for container movement from a wider region.

Wright explained the differentiation from other facilities, noting that the Port track already serves BNSF and UP, while others serve one or the other.

Wright provided an overview on train operations and safety, noting that most unit trains are one product – one customer and there are typically 50-60/year coming into the Port track. Wright added that the Port is working toward increased operational track speeds to reduce intersection blockages from up to 18 minutes at 5 mph to approximately four minutes at 25 mph.

Wright stated that the Port has been working with BN and UP for over two years to amend the original track use agreement from the 1940s. The agreement will include a maintenance car charge to fund ongoing and future maintenance. Wright stated that he expects the agreement to be finalized soon, noting that both Class 1s (*class of railroad is Roman Numeral and Class of track is numbers*) have agreed to backdate the start of the car charge to October 1, 2025.

Wright asked for Commission direction to proceed with grant applications and project contract signings as scheduled.

The Port Commission granted approval to continue moving forward with grant applications and project contract signings in recognition of the increasing strategic and economic value of Port-owned track.

H. DIRECTOR REPORTS/COMMENTS

1. Port Attorney

Contract Port attorney John O’Leary stated that he had no updates for the regular session.

2. Executive Director

Interim Executive Director Ron Branine stated that he continues to meet regularly with the HR consultant.

Branine added that phase two of the admin assistant interviews begins later that day, with the hope of making a decision late next week and having someone start in March.

Branine announced that the port is continuing to actively search for a Director of Finance and is currently reviewing all submitted resumes.

Branine added that the Director of Economic Development, Audrey Burney, is not attending the Commission meeting because she is traveling to Lacey to attend the Washington Economic

Development Association's Winter Conference. Branine shared that TRIDEC nominated the Port of Benton Avalanche Energy FusionWERX project as the Economic Development Project of the Year. Audrey will accept this award at the ceremony later today and will also present on this project, providing a timeline and telling the story of how the Port worked collaboratively with TRIDEC, Veolia, and Avalanche to bring this company to North Richland.

Branine added that the Steptoe project has installed a temporary railroad track warning device and gate to control the northbound vehicle traffic. This temporary device will likely be in place until the end of April, but the signal is currently fully functional for trains and vehicles. Branine added that this past Monday (Feb. 23), the Steptoe project moved all vehicle traffic over to the west side of Steptoe (one lane in each direction) and will be performing construction on the east side of the roadway. Branine stated that this will likely be in place until we replace the rail crossing panels the weekend of April 16-19.

Branine stated that the Port was asked and recently provided two letters of support to the City of Richland, regarding the FY 2026 BUILD Grant Application for the State Route 240 & Aaron Drive Reconstruction Project and State Route 240 Corridor Widening and Intersection Enhancement Engineering.

I. FOR THE GOOD OF THE ORDER

Summers Miya stated that no changes were made to the February Good of the Order document.

J. EXECUTIVE SESSION

The regular Commission meeting was recessed at 10:01 a.m., with an announcement that an Executive Session would commence at 10:05 a.m. for 45 minutes to discuss RCW 42.30.110(1)(c) (f), (g) and (i), to discuss real estate, complaints, evaluate personnel, and to discuss potential litigation/legal risks with Port counsel. It was noted that the regular meeting would be reconvened at 10:50 a.m.

At 10:50 a.m., it was announced that an additional 15 minutes were needed in executive session.

At 11:05 a.m., it was announced that an additional 10 minutes were needed in executive session.

Commissioner Bill O'Neil made a motion to authorize the hiring of a real estate manager. Commissioner Lori Stevens seconded the motion. Motion carried.

K. ADJOURNMENT

Commissioner Bill O'Neil adjourned the meeting at 11:16 a.m.

Lori Stevens, Commission Secretary

Good morning Commissioners.

I have noticed that the public comments period of these meetings of late has primarily been nothing other than one complaint after another.

I am tired of all the negativity, so I just wanted to take a moment to publicly say thank you Commissioners and thank you to all of you at the Port of Benton, I think you are doing a fabulous job.

I think it is interesting that not one of these complainers including the ones listed in the comments section of our local newspaper have bothered to step up and run for any of the Port Commissioner positions.

Leadership isn't easy, and it certainly isn't easy work. It requires long hours, tough decisions and a commitment to the bigger picture of our community. From where I stand, it's clear that you care deeply about the direction of our port and the economic health of this region.

As a local business owner, I see the impact of thoughtful leadership. Strong ports mean stronger businesses, stronger tourism and stronger community growth. That matters to all of us.

I just want to add that I have lived in Tri-Cities since 1987, I first came upon the Port of Benton around 1990 when I was looking for a home for a business that I was starting, Northwest Fiberglass. Some of you may remember.

Scott Keller was my first point of contact and we have remained in contact throughout these last 36 years.

So I simply wanted to say — your work is noticed, it is appreciated, and it makes a difference.

Thank you for your time, your energy and your commitment.

GARETH NISBETT

WILLOW RUN VINEYARD, BENTON CITY

Statement by Clif Dyer Richland Wa.

I am here today, not only address this commission, but also the staff, the consultants, the media, the supporters and the distractors that represent all of the Port of Benton.

Let's be very clear about what's happening right now. The narrative being pushed is this:

"If Scott Kellers name appears in the media, he's automatically guilty." And if you're a supporter who says:"Show me the evidence." You are accused of "protecting a criminal."

That is reckless. That is dishonest, and it is completely detached from how our legal system works..

Some of you need to hear this loud and clear: Allegations are not convictions. Tips are not evidence. Names in documents are not proof of crimes. We live in a country that is supposed to operate on due process ...not media verdicts...

And here's the part they don't want to admit, If there were verifiable, prosecutable evidence tying him to criminal activity in this case ...does anyone seriously believe it would have been hidden for decades? Nobody is shielding him . Nobody! But when his supporters say:

"We want to see real documents in context."

"We want verified, concrete evidence."

"We want our government to do their job."

That is insisting on evidence and equal opportunity for rebuttal before destroying someone's life and reputation... and if you can't be reasonable enough to understand that point of view your reasoning & critical thinking skills are compromised by hate.

Some people want him guilty so badly that they will accept any headline, any allegation, any unverified document if it confirms their bias.

Notice something else: There are many names involved. But the rage is laser-focuses on one... Why? Because destroying Scott Keller's name is the objective. Not justice.

If credible, factual, verifiable evidence ever proves criminal wrongdoing, then charge him.. Prosecute him. Convict him in a court of law.

That's how this country is supposed to work, but this! This is political warfare!

And I, along with others are getting tired of it..

Clif Dyer

**Port of Benton, Benton County, Washington
Voucher Certification and Approval
for the Month of February 2026**

General Expenses

Accounts Payable Warrants #:	85713	-	85834		\$ 694,355.36
Electronic Payments:					\$ -
Total General Expenses					\$ 694,355.36

Payroll

Direct Deposit:					
ACH					\$ 121,004.48
Electronic Payments:					
IRS Payroll Tax Deposit					\$ 43,774.61
Other Payroll Related Payments					\$ 11,809.52
Total Payroll					\$ 176,588.61
Total General Expenses and Payroll					\$ 870,943.97

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 _____, 2026.

_____	President
_____	Vice President
_____	Secretary

**Port of Benton, Benton County, Washington
Voucher Certification and Approval
for the Month of February 2026**

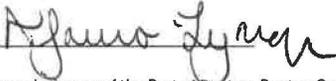
General Expenses

Accounts Payable Warrants #:	85713 - 85834	\$ 694,355.36
Electronic Payments:		\$ -
Total General Expenses		<u>\$ 694,355.36</u>

Payroll

Direct Deposit:		
ACH		\$ 121,004.48
Electronic Payments:		
IRS Payroll Tax Deposit		\$ 43,774.61
Other Payroll Related Payments		\$ 11,809.52
Total Payroll		<u>\$ 176,588.61</u>
Total General Expenses and Payroll		<u>\$ 870,943.97</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 _____, 2026.

President

Vice President

Secretary

**Feb-26
Cash Disbursements
Batch Totals**

\$ 694,355.36	Feb-26
<u>\$ -</u>	

Electronic Payments - Other Payment

\$ -	DEPARTMENT OF REVENUE - Excise
\$ -	DEPARTMENT OF REVENUE - Leasehold
<u>\$ -</u>	

IRS Payroll Tax Deposit

\$ 24,115.77	02/13/26	INTERNAL REVENUE SERVICE
\$ 19,658.84	02/27/26	INTERNAL REVENUE SERVICE
\$ -		INTERNAL REVENUE SERVICE
\$ -		INTERNAL REVENUE SERVICE
<u>\$ 43,774.61</u>		

43,774.61 Warrants, ACH, FedTax

Payroll Direct Deposit Net Pay

\$ 59,261.08	02/13/26	PORT OF BENTON EMPLOYEES
\$ 561.64	02/13/26	PORT OF BENTON EMPLOYEES
\$ 55,599.04	02/27/26	PORT OF BENTON EMPLOYEES
\$ 5,582.72	02/13/26	PORT OF BENTON COMMISSIONERS

\$ 121,004.48

Other Payroll Related Payments

\$ 1,792.23	02/13/26	NATIONWIDE
\$ 3,933.51	02/13/26	DRS
\$ 100.00	02/13/26	WASHINGTON SUPPORT REGISTRY
\$ 1,792.23	02/27/26	NATIONWIDE
\$ 4,091.55	02/27/26	DRS
\$ 100.00	02/27/26	WASHINGTON SUPPORT REGISTRY
\$ -		
\$ -		
\$ -		
\$ -		
\$ -		
\$ -		
\$ -		
<u>\$ 11,809.52</u>		

Bank	Date	Payee	Document no.	Amount	Cleared
	2/11/2026	VEN00639--CWW LLC (COLUMBIA RAIL)	85713	48,500.00	In transit
	2/11/2026	VEN00808--EILEEN GRIFFIN RAY	85714	3,105.00	In transit
	2/11/2026	VEN00601--GRAVIS LAW PLLC	85715	64,034.00	In transit
	2/11/2026	VEN00588--IC CONSULTING CORPORATION	85716	7,200.00	In transit
	2/11/2026	VEN00654--INLAND PORTS AND NAVIGATION GROUP	85717	11,000.00	In transit
	2/11/2026	VEN00672--KPPF, INC.	85718	2,298.00	In transit
	2/11/2026	VEN00510--LIFESECURE INSURANCE COMPANY	85719	1,415.34	In transit
	2/11/2026	VEN00315--PURCHASE POWER	85720	205.43	In transit
	2/11/2026	VEN00326--RGW ENTERPRISES P.C. INC	85721	15,675.00	In transit
	2/11/2026	VEN00464--ROCKABILLY ROASTING CO.	85722	116.72	In transit
	2/11/2026	VEN00337--SCALES NW LLC	85723	707.20	In transit
	2/11/2026	VEN00636--SENSKE LAWN & TREE CARE LLC	85724	1,337.01	In transit
	2/11/2026	VEN00352--SMARSH, INC.	85725	75.79	In transit
	2/11/2026	VEN00385--THE HOME DEPOT CRC/GEFC	85726	1,556.90	In transit
	2/11/2026	VEN00402--UNDERGROUND CREATIVE, LLC	85727	2,824.80	In transit
	2/11/2026	VEN00727--VALLEY WIDE COOPERATIVE INC	85728	1,161.69	In transit
	2/11/2026	VEN00414--VERIZON COMMUNICATIONS INC	85729	1,588.31	In transit
	2/11/2026	VEN00746--VERIZON CONNECT FLEET USA LLC	85730	621.98	In transit
	2/11/2026	VEN00570--VITAL RECORDS CONTROL	85731	481.06	In transit
	2/11/2026	VEN00424--WASHINGTON AIRPORT MGMT. ASSOC	85732	975.00	In transit
	2/11/2026	VEN00358--WASHINGTON STATE AUDITOR'S OFFICE	85733	3,074.11	In transit
	2/11/2026	VEN00449--ZIPLY FIBER	85734	165.42	In transit
	2/11/2026	VEN00449--ZIPLY FIBER	85735	109.97	In transit
	2/11/2026	VEN00449--ZIPLY FIBER	85736	533.30	In transit
	2/11/2026	VEN00449--ZIPLY FIBER	85737	286.12	In transit
	2/11/2026	VEN00006--ABADAN, INC	85738	3.63	In transit
	2/11/2026	VEN00038--BANNER BANK - Credit Card	85739	19,597.11	In transit
	2/11/2026	VEN00150--BENTON COUNTY ELECTION RESERVE FUND	85740	22,412.26	In transit
	2/11/2026	VEN00075--CASCADE NATURAL GAS CORP	85741	39,230.91	In transit
	2/11/2026	VEN00290--CI-PW, LLC (Paradise Bottled Water)	85742	42.35	In transit
	2/11/2026	VEN00071--CITY OF PROSSER	85743	5,957.09	In transit
	2/11/2026	VEN00089--CITY OF RICHLAND	85744	29,284.93	In transit
	2/11/2026	VEN00077--COLUMBIA BASIN IT	85745	3,394.65	In transit
	2/11/2026	VEN00105--CONNELL OIL, INC	85746	2,143.27	In transit
	2/11/2026	VEN00143--DSD BUSINESS SYSTEMS	85747	635.91	In transit
	2/11/2026	VEN00166--FERGUSON ENTERPRISES, INC.	85748	521.28	In transit
	2/11/2026	VEN00229--KELLEY'S TELE-COMMUNICATION, INC.	85749	190.36	In transit
	2/11/2026	VEN00249--MAUL FOSTER ALONGI, INC	85750	15,823.75	In transit
	2/11/2026	VEN00258--MOON SECURITY SERVICES, INC	85751	3,817.30	In transit
	2/11/2026	VEN00261--MP CONSTRUCTION, INC.	85752	4,860.20	In transit
	2/11/2026	VEN00262--MR. ROOTER PLUMBING	85753	608.72	In transit
	2/11/2026	VEN00297--PERSONAL TOUCH CLEANING, INC.	85754	22,553.15	In transit
	2/11/2026	VEN00305--POCKETINET COMMUNICATIONS, INC.	85755	242.00	In transit
	2/11/2026	VEN00141--THE DRAIN SURGEON	85756	1,158.29	In transit
	2/11/2026	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	85757	1,902.25	In transit
	2/23/2026	VEN00637--360 AUTOMOTIVE & REPAIR	85758	3,389.27	In transit
	2/23/2026	VEN00209--4IMPRINT, INC	85759	1,007.62	In transit
	2/23/2026	VEN00012--AFLAC	85760	2,650.75	In transit
	2/23/2026	VEN00794--ARG INDUSTRIAL	85761	22.46	In transit
	2/23/2026	VEN00038--BANNER BANK - Credit Card	85762	11,918.90	In transit
	2/23/2026	VEN00044--BENTON PUD	85763	3,818.98	In transit
	2/23/2026	VEN00053--BENTON RURAL ELEC ASSOCIATION	85764	1,347.60	In transit
	2/23/2026	VEN00809--BESTEBREUR BROS. CONSTRUCTION INC	85765	489.15	In transit
	2/23/2026	VEN00469--CENTURY WEST ENGINEERING CORP	85766	18,741.00	In transit
	2/23/2026	VEN00629--CHICAGO TITLE OF WASHINGTON	85767	761.60	In transit
	2/23/2026	VEN00071--CITY OF PROSSER	85768	6,741.53	In transit
	2/23/2026	VEN00107--COOK'S ACE HARDWARE	85769	378.57	In transit
	2/23/2026	VEN00808--EILEEN GRIFFIN RAY	85770	3,960.00	In transit
	2/23/2026	VEN00009--GEO WAY ACE HARDWARE	85771	548.37	In transit
	2/23/2026	VEN00811--GOODSTEIN LAW GROUP PLLC	85772	8,613.00	In transit
	2/23/2026	VEN00419--GRAINGER	85773	312.20	In transit
	2/23/2026	VEN00725--GTS INTERIOR SUPPLY	85774	3,527.84	In transit
	2/23/2026	VEN00200--HDR ENGINEERING, INC	85775	4,138.75	In transit
	2/23/2026	VEN00222--JOHN DEERE FINANCIAL (RDO EQUIPMENT)	85776	186.53	In transit
	2/23/2026	VEN00585--LENNOX INDUSTRIES INC.	85777	589.15	In transit

2/23/2026	VEN00237--LES SCHWAB TIRE CENTER QUEENSGATE DR	85778	17.08	In transit	
2/23/2026	VEN00380--MCCLATCHY COMPANY	85779	2,064.88	In transit	
2/23/2026	VEN00288--PALMER ROOFING COMPANY	85780	12,054.83	In transit	
2/23/2026	VEN00301--PITNEY BOWES, INC	85781	210.85	In transit	
2/23/2026	VEN00810--RAINIER TRUCK & TRAILER INC	85782	47,441.50	In transit	
2/23/2026	VEN00576--RDO EQUIPMENT CO	85783	30,036.87	In transit	
2/23/2026	VEN00608--SIERRA ELECTRIC, INC	85784	19,703.00	In transit	
2/23/2026	VEN00532--VIC'S AUTO PARTS & SUPPLY	85785	208.92	In transit	
2/23/2026	10032--Bell, Bryan	85786	90.63	In transit	
2/23/2026	10033--Mora, Julia	85787	435.00	In transit	
2/23/2026	10026--Stevens, Lori	85788	169.65	In transit	
2/27/2026	VEN00637--360 AUTOMOTIVE & REPAIR	85789	138.39	In transit	
2/27/2026	VEN00794--ARG INDUSTRIAL	85790	341.07	In transit	
2/27/2026	VEN00059--BENTON-FRANKLIN HEALTH DEPT	85791	30.00	In transit	
2/27/2026	VEN00061--BFWWCGR&TA	85792	300.00	In transit	
2/27/2026	VEN00066--BNSF RAILWAY COMPANY	85793	12,585.68	In transit	
2/27/2026	VEN00075--CASCADE NATURAL GAS CORP	85794	25,405.30	In transit	
2/27/2026	VEN00469--CENTURY WEST ENGINEERING CORP	85795	4,320.00	In transit	
2/27/2026	VEN00083--CENTURYLINK	85796	307.96	In transit	
2/27/2026	VEN00321--CI INFORMATION MANAGEMENT	85797	49.26	In transit	
2/27/2026	VEN00290--CI-PW, LLC (Paradise Bottled Water)	85798	103.16	In transit	
2/27/2026	VEN00089--CITY OF RICHLAND	85799	46.17	In transit	
2/27/2026	VEN00781--CKJT ARCHITECTS PLLC	85800	4,877.00	In transit	
2/27/2026	VEN00700--CLIFTON LARSON ALLEN LLP	85801	3,799.16	In transit	
2/27/2026	VEN00077--COLUMBIA BASIN IT	85802	252.51	In transit	
2/27/2026	VEN00782--COLUMBIA SWEEPING SERVICE INC	85803	1,739.20	In transit	
2/27/2026	VEN00105--CONNELL OIL, INC	85804	841.29	In transit	
2/27/2026	VEN00639--CWW LLC (COLUMBIA RAIL)	85805	867.84	In transit	
2/27/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	85806	43.48	In transit	
2/27/2026	VEN00143--DSD BUSINESS SYSTEMS	85807	692.98	In transit	
2/27/2026	VEN00166--FERGUSON ENTERPRISES, INC.	85808	72.98	In transit	
2/27/2026	VEN00175--FRONTIER FENCE, INC.	85809	1,059.83	In transit	
2/27/2026	VEN00540--GLACIER SUPPLY GROUP, LLC	85810	4,502.40	In transit	
2/27/2026	VEN00223--JOHNSTONE SUPPLY	85811	41.87	In transit	
2/27/2026	VEN00672--KPF, INC.	85812	1,402.07	In transit	
2/27/2026	VEN00644--LEAF	85813	248.93	In transit	
2/27/2026	VEN00261--MP CONSTRUCTION, INC.	85814	913.80	In transit	
2/27/2026	VEN00262--MR. ROOTER PLUMBING	85815	1,122.33	In transit	
2/27/2026	VEN00288--PALMER ROOFING COMPANY	85816	18,457.56	In transit	
2/27/2026	VEN00299--PHASE 2 ELECTRIC, INC.	85817	1,671.48	In transit	
2/27/2026	VEN00302--PLATT ELECTRIC SUPPLY, INC	85818	141.91	In transit	
2/27/2026	VEN00305--POCKETINET COMMUNICATIONS, INC.	85819	257.00	In transit	
2/27/2026	VEN00326--RGW ENTERPRISES P.C. INC	85820	14,850.00	In transit	
2/27/2026	VEN00550--SAGACITY MEDIA, INC.	85821	3,380.00	In transit	
2/27/2026	VEN00334--SANITARY DISPOSAL, INC.	85822	407.96	In transit	
2/27/2026	VEN00636--SENSKE LAWN & TREE CARE LLC	85823	329.36	In transit	
2/27/2026	VEN00352--SMARSH, INC.	85824	78.08	In transit	
2/27/2026	VEN00385--THE HOME DEPOT CRC/GECF	85825	631.57	In transit	
2/27/2026	VEN00807--TITAN TRUCK EQUIPMENT INC	85826	1,416.82	In transit	
2/27/2026	VEN00622--TOTAL ENERGY MANAGEMENT & HVAC SERVICES INC	85827	55,163.22	In transit	
2/27/2026	VEN00560--TRI-CITIES HISPANIC CHAMBER OF COMMERCE	85828	600.00	In transit	
2/27/2026	VEN00727--VALLEY WIDE COOPERATIVE INC	85829	443.82	In transit	
2/27/2026	VEN00570--VITAL RECORDS CONTROL	85830	488.28	In transit	
2/27/2026	VEN00439--WOOD'S NURSERY & GARDEN STORE	85831	206.50	In transit	
2/27/2026	VEN00449--ZIPLY FIBER	85832	115.11	In transit	
2/27/2026	VEN00449--ZIPLY FIBER	85833	442.57	In transit	
2/27/2026	VEN00449--ZIPLY FIBER	85834	165.42	In transit	
2/13/2026	VEN00215--INTERNAL REVENUE SERVICE				24,115.77
2/27/2026	VEN00215--INTERNAL REVENUE SERVICE				19,658.84
2/13/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS				3,933.51
2/13/2026	VEN00268--NATIONWIDE RETIREMENT SOLUTION				1,792.23
2/13/2026	VEN00425--WASHINGTON STATE SUPPORT REGISTRY				100.00
2/27/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS				4,091.55
2/27/2026	VEN00425--WASHINGTON STATE SUPPORT REGISTRY				100.00
2/27/2026	VEN00268--NATIONWIDE RETIREMENT SOLUTION				1,792.23

Total for BCT MAIN

694,355.36

55,584.13

RESOLUTION 26-22

**A RESOLUTION OF THE PORT OF BENTON, WASHINGTON
TO CANCEL WARRANTS**

WHEREAS, General Expense Fund Warrant No. 085642 and No. 085300. Warrant No. 085642 was issued with incorrect payee name due to a vendor invoice printing error, and Warrant No. 085300 has been deemed lost in the mail; 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 No. 085642 and No. 085300.

DATED AND SIGNED at Prosser, Washington, March 11, 2026

Bill O'Neil, President

Scott D. Keller, Vice President

Lori Stevens, Secretary

RESOLUTION 26-23

**A RESOLUTION AUTHORIZING EXECUTION OF A
CONTRACT WITH COLUMBIA SWEEPING SERVICES, INC.
FOR THE 2345 STEVENS DR. BACK LOT SEAL COAT
PROJECT**

WHEREAS, the Port of Benton has identified the need to complete the seal coating improvements for the parking lot at 2345 Stevens Drive, to preserve and extend the pavement’s useful life; and

WHEREAS, bids for the 2345 Stevens Dr. Back Lot Seal Coat Project were publicly advertised and two bids were received and opened in accordance with state law; and

WHEREAS, the lowest responsible bidder was **Columbia Sweeping Services, Inc.**, with a total bid amount of **\$86,239.86**, including applicable sales tax; and

NOW, THEREFORE, BE IT RESOLVED by the Port of Benton that the contract for the 2345 Stevens Dr. Back Lot Seal Coat Project be awarded to Columbia Sweeping Services, Inc., in the amount of \$86,239.86, including Washington State sales tax; and

BE IT FURTHER RESOLVED that the Interim Executive Director is hereby authorized and directed to execute the necessary contract documents and take all steps required to carry out this project.

THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 11th day of March 2026.

Bill O’Neil, President

Scott D. Keller, Vice President

Lori Stevens, Secretary

RESOLUTION 26-24

**A RESOLUTION AUTHORIZING EXECUTION OF A
CONTRACT WITH GRANITE CONSTRUCTION COMPANY
FOR THE PORT OF BENTON BLVD. ASPHALT
REPLACEMENT PROJECT**

WHEREAS, the Port of Benton recognizes the need to replace and improve asphalt surfaces on Port of Benton Blvd. to ensure safe, functional, and well-maintained facilities; and

WHEREAS, bids for the Port of Benton Blvd. Asphalt Replacement Project were publicly advertised and three bids were received and opened in accordance with state law; and

WHEREAS, the lowest responsible bidder was **Granite Construction Company** with a total bid amount of **\$90,965.60**, including applicable sales tax; and

NOW, THEREFORE, BE IT RESOLVED by the Port of Benton that the contract for the Port of Benton Blvd. Asphalt Replacement Project be awarded to Granite Construction Company, in the amount of \$90,965.60, including tax; and

BE IT FURTHER RESOLVED that the Interim Executive Director is hereby authorized and directed to execute the necessary contract documents and take all steps required to carry out this project.

THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 11th day of March 2026.

Bill O'Neil, President

Scott D. Keller, Vice President

Lori Stevens, Secretary

RESOLUTION 26-25

A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT WITH AHBL, INC. FOR THE CROW BUTTE PARK MASTER PLAN

WHEREAS, the Port of Benton issued a Request for Qualifications (RFQ) seeking Statements of Qualifications (SOQs) from qualified firms to prepare a Master Plan for Crow Butte Park; and

WHEREAS, five (5) SOQs were received and evaluated in accordance with the Port's consultant selection procedures; and

WHEREAS, following review and scoring of the submittals, AHBL, Inc. was determined to be the most qualified firm to perform the requested services; and

WHEREAS, AHBL, Inc. has submitted a proposal to complete the Crow Butte Park Master Plan for a total cost not to exceed **Forty-Two Thousand Five Hundred Dollars (\$42,500.00)**; and

WHEREAS, the Port Commission finds it to be in the best interest of the Port of Benton to enter into a Professional Services Agreement with AHBL, Inc. to perform said work;

NOW, THEREFORE, BE IT RESOLVED by the Port of Benton Commission that the Interim Executive Director is hereby authorized to execute all documents necessary to enter into a Professional Services Agreement with AHBL, Inc. in an amount not to exceed \$42,500.00 for the preparation of the Crow Butte Park Master Plan.

THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 11th day of March 2026.

Bill O'Neil, President

Scott D. Keller, Vice President

Lori Stevens, 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 - \$9.56 million POB - \$2.4 million	Awarded \$9.56 million in Federal Grant. Grant contracting will likely take until April or May 2026.
2	State Capital Request	Phase 1 - Intermodal Rail Yard	\$240,000	Request to support federal grant applications and initial phase 1 of the intermodal rail yard; \$232,800 awarded. Waiting on contract approval.
3	Congressional Directed Spending Requests - CRISI	Port of Benton White Bluffs Rail Project Modernization and Intermodal Facility – initial part of the track and improvements	\$2.5M Federal Earmark	New request submitted to all congressional offices for 2026. Cantwell CDS has advanced - \$2,500,000 \$2.5 million was awarded but contracting will likely take until the end of summer 2026.
4	Port Barge Facility Electrification	Barge facilities electrification and security improvements	WSDOT Port Electrification Grant - \$2.7 million 10% match requirement - \$300,000 – POB	\$2.7 million awarded, contracting and project underway. Currently working on corrosion repair and Critical Areas Mapping.

	Project	Description	Grants Pursued/Received	Comments
5	CERB/EDA-updated	2579 Stevens Drive offices and update remodel (RBP)	<p>\$2.4 million – CERB loan secured \$1.5 million – POB \$1.7 million – Benton County, secured</p> <p>Phase 2 – EDA \$3 million – pending</p>	<p>Submitted to CERB, May 15, 2025, presentation, loan secured.</p> <p>Benton County Rural County Capital Funds .09 grant request presentation made and disbursement agreement secured.</p> <p>EDA application, discussion begins for the future phase.</p>
6	USDA Rural Economic Dev Loan & Grant Program (REDLG)	"Business Incubator Building" Prosser VV	Loan and grant require a POB 20% match	Discussion with Benton REA, since the dollars need to flow through a Rural Electric Cooperative.
7	FEMA Hazard Mitigation Program	<ul style="list-style-type: none"> • Richland Airport air rescue facility • Light Poles on all port streets • Port security, all sites 	75% FEMA grant, 12.5% state military grant, 12.5% local match	Benton County is updating its Hazard Mitigation Plan. We submitted these projects to get on the list that, once approved, is good for the next six years. This is required so that we can qualify for FEMA Hazard Mitigation Grants in the future.

Airports				
	Project	Description	Grants Pursued/Received	Comments
8	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)	Held initial pre-construction meeting with Western United. Construction May 2026
9	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. 90% Design completed.
10	FAA Airport Funds – Richland Airport	Wildlife fencing around the airport. Complete fencing around the entire airport	FAA NPE - \$205,000	Approved
11	FAA Airport Funds – Prosser Airport	Construct Heliport/Helipad with service road – design	FAA NPE - \$155,000	Approved