

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 April 8, 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., April 8, 2026
3250 Port of Benton Blvd., Richland, WA 99350

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. CONSENT AGENDA

1. Approval of Agenda
2. Approval of Minutes of March 11, 2026, Commission Meeting
3. Approval of Minutes of March 20, 2026, Special Commission Meeting
4. Approval of Vouchers and Certifications, Including Payroll for the Month of March, Totaling \$870,138.95
5. Acceptance of Work to Ecomodus, LLC, 2579 Stevens Drive LED Lighting Replacement Project, \$122,722.30 – Richland Business Park
6. Acceptance of Work to Ecomodus, LLC, 3250 Port of Benton Blvd. LED Lighting Replacement Project, \$117,417.74

D. PUBLIC COMMENT

ITEMS OF BUSINESS

1. Resolution 26-26, Acceptance of Contract to The Personal Touch Cleaning, LLC for Janitorial Cleaning of Port Properties, \$195,420.00 Monthly Cleaning + \$107,727.00 Additional Cleaning – All Sites
2. Resolution 26-27, Acceptance of Contract to Sierra Santa Fe Corp. for Richardson Road Chip Seal Project, \$106,608.77 – Technology & Business Campus
3. Resolution 26-28, Acceptance of Contract to Quick Silver Audio, LTD., for Walter Clore AV System Replacement, \$64,535.22 – Clore Center
4. Resolution 26-29, Acceptance of Contract to Impervious Roof Coatings for 2579 Stevens Drive Roof Coating Area #1 Project, \$118,627.81 – Richland Business Park
5. Resolution 26-30, Acceptance of Contract to Impervious Roof Coatings for 2579 Stevens Drive Roof Coating Area #3 Project, \$118,895.91 – Richland Business Park
6. Resolution 26-31, Acceptance of Contract to Architects West Engineering for 2501 Stevens Drive Building Design, \$303,750.00 – Richland Business Park
7. Amendment to 1947 Track Use Agreement with BNSF and UP – Maintenance Car Charge

E. INFORMATION REPORTS

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

F. COMMISSIONER REPORTS/COMMENTS

G. DIRECTOR REPORTS/COMMENTS

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

H. FOR THE GOOD OF THE ORDER

- I. 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.

J. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on **Wednesday, May 13, 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
March 11, 2026

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

PRESENT: Commissioner Scott D. Keller, Commissioner Bill O’Neil, Commissioner Lori Stevens

PORT STAFF PRESENT: Ron Branine, Quentin Wright, Summers Miya, Audrey Burney, Cassie Losey, Angela Saraceno-Lyman, Bryan Bell, Jeff Moore, Jorge Celestino

ALSO PRESENT: John O’Leary, Gravis Law; Clif Dyer, Sundance Aviation/Tym2Fly, Mark Underwood, Richland Airport; Bryan Condon, Century West Engineering; Kurt Addicott, Century West Engineering; Trent Ward, Century West Engineering; Ben Hoppe, JUB Engineers; Toby Epler, JUB Engineers; Chuck Larson, JUB Engineers; RJ Blahut, West Wind Aviation Services; Nicole Jech, Prosser Chamber of Commerce; Neal Ripplinger, Prosser Economic Development Association; Jon Ray, Richland Airport, Eileen Griffin-Ray, Wendy Culverwell, Tri-City Herald; Tri-City Herald Photographer; Matthew Colvin, Tree Top; Troy Grimes, Tree Top; Rachel Shaw, City of Prosser; Mayor Gary Vegar, City of Prosser

The following attendees attended via remote communications: Sheri Collins, Julia Mora, Wendy Culverwell, Tri-City Herald; Virginia Tomlinson; K. Hoover; Roy Keck; Amanda; Julia L., Rachel Mercer; Jeff Losey; Jeannie Beckett; Christy Rasmussen; Community UU Church; Rachel Visick, Tri-City Area Journal of Business

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 Scott Keller, and unanimously passed by the Commission approving the agenda for the March 11, 2026, Commission meeting, approval of minutes from the February 25, 2026, Commission meeting, approval of vouchers and certifications, including payroll, for the month of February totaling \$870,943.97 and approving Resolution 26-22, to cancel warrant no. 085642, which was printed with errors and warrant no. 085300, which has been deemed lost.

D. PUBLIC COMMENT

Virginia Tomlinson raised points on several agenda items:

1. Tree Top partnership: Praised opportunities for Prosser.
2. Grant item: Endorsed for small business growth.
3. On-call airport engineering selection (JUB): Raised conflict-of-interest concerns due to previous work and the 1999 water connection issue; advocated for continued Century West engagement.
4. HR contract procurement: Questioned the necessity and process, noted the existing Archbright contract. Suggested resolving the former CFO's whistleblower lawsuit before hiring a new finance director.

Clif Dyer, Sundance Aviation, responded to the previous public comment to clarify JUB's previous engineering role and support credentials of the HR consultant.

E. ITEMS OF BUSINESS

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

Neal Ripplinger provided an overview and update on the Prosser Economic Development Association, including the current leadership class, college and career fair, Prosser Memorial Hospital workforce growth, WSU Cougar Tracks training, Prosser Business Connect, and an update on the Creative District strategies.

2. Welcome and Update from Matthew Colvin, Tree Top, Inc.

Matthew Colvin provided a brief history of Tree Top Cooperative, noting that since 1960, 1000 employees across 7 locations, a large processor of "ugly fruit" with sustainable practices.

Colvin provided additional information, including:

- **Investment:** \$30 million in the past 3 years for expansion at the Prosser plant.
- **Proposal:** To purchase 40 acres adjacent to Prosser facility (includes 26 acres of cherry orchard, drop yard, possible warehouse, and long-term manufacturing expansion).
 - Immediate use: Drop yard.
 - Within 36 months: Water pretreatment infrastructure.
 - 48–60 months: 100–150k sq. ft. warehouse (+25 jobs).
 - Long term: Center of manufacturing excellence (100–300 jobs).
- **Commitment:** Full appraisal value, including \$100K for water rights, keep residential buffer, open to further Port partnership.

3. Welcome and Update from Nicole Jech, Prosser Chamber of Commerce

Nicole Jech announced that the recent Prosser Community Awards Banquet raised \$23,000.

Jech overviewed upcoming events, including ribbon cuttings (Merlot model home, Sip & Savor Mobile Kitchen), participation in Taste Washington (March 21), Sip & Stroll fundraiser (March 28), Easter Egg Hunt (April 4), Scottish Fest (June 20), Old-Fashioned Festival (July 15), Art Walk & Wine (July 18).

Jech highlighted Chamber growth: Visitor guides, membership drives, new social media/communications focus, and strong board support.

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

City of Prosser Mayor Gary Vegar provided an overview of recent updates within the City of Prosser.

- **City Hall Move:** Lease with Benton County for courthouse first floor completed after lengthy negotiations; move complete, police station phase next.
- **New Council Members:** Sworn in January 2026 (Julie Mercer, Bill Jenkin, Felix Cortez).
- **Roundabout Project:** At Wine Country Road and Inland Empire; right-of-way and design phase; construction expected end of 2026 or early 2027.
- **Legislative Advocacy:** Olympia conference and legislative asks—focus on public safety facility (police station), \$4–5 million secured so far toward \$10–12 million goal, seeking additional state and federal funds to reduce need for local bond.
- **Parks & Recreation/Open Space Committee:** Advisory to council, prioritizing \$200K+ for parks and walkability improvements. Interactive city map highlighted; focus on connectivity (e.g., Crawford Park to Centennial Path).
- **City Properties for Sale:** Six properties, including Wamba Road and old police station, being sold to raise public safety facility funds.

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

Construction Project Manager Bryan Bell presented the Crack Sealing and Seal Coating project at 2345 Stevens Drive, \$89,239.86, asking for acceptance of contract to Columbia Sweeping Services Inc.

A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission to approve 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 of Port of Benton Blvd., \$90,965.60 – Technology & Business Campus

Construction Project Manager Bryan Bell requested the acceptance of the contract to Granite Construction Company for Asphalt Replacement of Port of Benton Blvd., for \$90,965.60 in the Technology & Business Campus.

A motion was made by Commissioner Lori Stevens seconded by Commissioner Scott Keller

and unanimously passed by the Commission, approving Resolution 26-24, acceptance of contract to Granite Construction Company for asphalt replacement 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

Construction Project Manager Bryan Bell requested an acceptance of contract to AHBL Inc. for the Crow Butte Park Master Plan, \$42,500.00.

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

Construction Project Manager Bryan Bell requested authorization to begin negotiations with Architects West for the 2501 Stevens Drive building design in the Richland Business Park.

A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission to authorize 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

Interim Executive Director Ron Branine explained that this emergency HVAC replacement project was completed at 2345 Stevens Drive in the Richland Business Park, for \$57,822.97 and the project can now be closed out upon the acceptance of work to Total Energy Management.

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

Attorney John O’Leary explained that weekly committee meetings are underway. The committee is gaining a foundational understanding of the 1999 realignment project and water connection history. O’Leary explained that interviews and further documentation are slated for the near future. A report to the Commission will take place soon.

11. Presentations for On-Call Engineering (Airport) Professional Services, Century West Engineering Corporation & JUB Engineers, Inc.

Airport Manager Quentin Wright introduced Century West, who provided a presentation to the Port Commission.

Century West highlighted 100+ regional airports, \$7 million secured in FAA funding for the Port of Benton in the last five years, expertise in planning, funding, implementation and operations.

JUB Engineers highlighted 50 local staff with deep Tri-Cities roots, 30 years history with the Port of Benton, in-house surveying, construction management, relationships with local agencies and a focus on local economic impact.

Commissioners expressed appreciation for both presentations and tabled the decision until next meeting or special session for further evaluation.

12. Request for 60-Day Extension of HR Contract, Eileen Griffin-Ray

Interim Executive Director Ron Branine requested a 30-day extension of the HR contract to Eileen Griffin-Ray. Branine praised the recent report that Griffin-Ray completed and strongly recommended adopting the suggestions noted in the report.

A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving a 30-Day extension of the HR contract to Eileen Griffin-Ray.

F. INFORMATION REPORTS

1. Grants Update

Director of Governmental Affairs Cassie Losey provided an update on the federal earmark that will be submitted on behalf of both airports for the upgrade of the Airport Weather Observation System (AWOS), noting that the Prosser AWOS system provides only wind and needs modernization.

Additional grant-related updates included:

- **RCO Grants:** Three new applications planned for Crow Butte projects; master plan update by AHBL required.
- **CERB Grant:** Progress on compliance; down to two design items; City of Richland SEPA completed.

2. Legislative Update

Director of Governmental Affairs Cassie Losey provided an update on the recent session, with an update on targeted urban area tax preference (likely to pass), capital funding for energy facilities, fertilizer incentive (failed), supply chain infrastructure program (not adopted), open position at WPPA.

3. Capital Projects Update

Interim Executive Director Ron Branine stated that the middle conference room at 3250 update and break room upgrade at 3100 are underway.

Branine added that a 2020 F250 has been acquired for the facility fleet and a John Deere Gator has been purchased for Crow Butte Park operations.

4. Airports Update

Airport Manager Quentin Wright stated that a public meeting will be held at the Clore Center later that evening at 5:30 p.m. to review the upcoming pavement maintenance and electrical update project.

Wright added that he recently met with Century West and the contractor hired for the project to review the project schedule, which will be reviewed at the public meeting this evening.

Wright added that the Port is also performing a Port-funded upgrade to the Prosser Airport restroom facility and new services lines for water and sewer.

H. COMMISSIONER REPORTS/COMMENTS

Commissioners Lori Stevens, Bill O'Neil and Scott Keller had no comments.

I. DIRECTOR REPORTS/COMMENTS

1. Finance Director

Senior Accountant Angela Saraceno-Lyman provided a financial status report.

Presentation highlights included:

- **Cash position:** Steady with slight increase (\$180K this month); main outflows include \$870K disbursements.
- **Accounts Receivable:** \$87K over 90 days (reduced by \$35K after March payment).
- **Outstanding payables managed;** regular check runs taking place.

2. Port Attorney

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

3. Executive Director

Interim Executive Director Ron Branine provided an update on day-to-day at the Port.

Branine noted that Eileen Griffin-Ray recently completed an extensive HR report. Branine added that Brandin Lopez will be returning as Engineering & Capital Development Senior Manager, starting Thursday, March 12.

Branine announced that Mardie Romero has been hired to fill the Administrative Assistant position and her first day will be Monday, March 23.

Branine stated that he will be attending a Goose Lock and Dam tour with Brandin Lopez and Summers Miya on Monday, March 16, which has been organized by PNWA.

Branine added that several letters of support have been provided to the City of Richland in the past two weeks, including support for the brownfield remediation properties, many Congressional Directed Spending requests under the Transportation & Housing Urban Development Appropriations Bill, Interior & Environmental Appropriations Bill, Energy & Water Appropriations Bill, and the Commerce, Justice, Science Appropriations Bill – all for various city projects.

Branine provided a real estate update, noting that the Barnhart lease amendment has been executed.

Branine stated that there are 10 working real estate items along with upcoming terminations. Branine added that there are currently six land prospects.

I. FOR THE GOOD OF THE ORDER

Summers Miya noted that the Good of the Order report was unintentionally left out of the Commission packet.

J. EXECUTIVE SESSION

The regular Commission meeting was recessed at 10:19 a.m., with an announcement that an Executive Session would commence at 10:20 a.m. for 60 minutes to discuss RCW 42.30.110(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 11:20 a.m.

The regular meeting was reconvened at 11:20 a.m.

Commissioner Bill O'Neil read a statement addressing the second complaint submitted on December 10, 2025, by former Commissioner Roy Keck against Commissioner Scott Keller.

O'Neil stated there were a total of five complaint items, four of the five were determined to have insufficient evidence.

The fifth complaint was evaluated to be determined whether there was sufficient evidence to proceed with an investigation.

O'Neil explained that the fifth complaint item concerned whether, while Scott Keller served as Port executive director, he gifted Port land to Cannon Hill to build a building, which Hill then sold the building to the Tri-Cities Steel Drum Band for \$150,000 and then Keller executed a land lease with the Tri-Cities Steel Drum Band for no monetary value.

O'Neil stated, in summary, there is no evidence that Commissioner Keller, while he served as executive director of the port, gifted land to Cannon Hill. The evidence established that Port entered into a 20-year ground lease with Cannon Hill for raw land with a negotiated rent amount. The investigation could not find evidence that Commissioner Keller presented this 20-year lease to the Commission for approval as would have been required by his delegation of authority. However, this matter was outside of the scope of this investigation.

Second, whether Commissioner Keller, while serving as Executive Director, executed a ground lease with Tri-City Steel Drum Band for no monetary value. In summary, the investigation was unable to determine whether the leases were, which then-Executive Director Scott Keller signed on behalf of the Port of Benton with the Tri-City Steel Drum Band were for no value, or that he intentionally violated public gifting laws. The former Port General Counsel reviewed and possibly drafted these leases. At the time, in 2012, he determined that a short-term lease, exchanging rent for four performances per year by the band at Port functions, was a fair exchange and did not violate public gifting laws.

Third, whether the leases with Cannon Hill and the Tri-Cities Steel Drum Band went to the commission. In summary, the investigation found no evidence that the 2008 20-year ground lease with Cannon Hill went to the commission. With respect to the Tri-Cities Steel Drum Band leases, they were all short-term leases that were within the executive director, Scott Keller's delegation of authority.

Commissioner Bill O'Neil made a motion based on the investigative findings and the recommendation from Port of Benton attorney, that this commission dismisses Mr. Keck's December 10, 2025, complaint. Commissioner Lori Stevens seconded the motion. Commissioner Scott Keller abstained. The motion carried.

Commissioner Bill O'Neil made a motion that this Commission authorizes the Interim Executive Director to release the HR report. Commissioner Lori Stevens seconded the motion and the motion was unanimously passed by the Commission.

K. ADJOURNMENT

Commissioner Bill O'Neil adjourned the meeting at 11:26 a.m.

Lori Stevens, Commission Secretary

**PORT OF BENTON
SPECIAL COMMISSION MEETING MINUTES
March 20, 2026**

A. CALL TO ORDER: The special meeting was called to order at 8:30 a.m. at the Port of Benton Commission room, 3250 Port of Benton Blvd., Richland, Washington.

PRESENT: Commissioner Scott D. Keller, Commissioner Bill O’Neil, Commissioner Lori Stevens (via remote communications)

PORT STAFF PRESENT: Ron Branine, Quentin Wright, Summers Miya, Brandin Lopez, Audrey Burney
ALSO PRESENT: John O’Leary, Gravis Law; Roy Keck, Richland; Rachel Visick, Tri-City Area Journal of Business; Christy Rasmussen; Marie Noorani

The following attendees attended via remote communications: Jorge Celestino, Sheri Collins, Angela Saraceno-Lyman, Julia Mora, Bryan Condon, Century West Engineering; Samantha Peterson, Century West Engineering; Ben Hoppe, JUB Engineers

The special Commission meeting was noticed as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Commissioner Scott Keller led those present in reciting the Pledge of Allegiance.

C. ITEMS OF BUSINESS

1. Selection of Contract for On-Call Airport Engineering Professional Services

Airport Manager Quentin Wright stated that two firms responded to the RFQ: Century West and JUB Engineers. Wright explained that an evaluation was conducted by a selection committee using FAA-derived criteria – Firm, Team Select/Team Qualification, Airport Understanding Project, FAA Experience, References and Additional Information.

Wright displayed the scoring results – Century West, 97 points and JUB, 87 points (average points). Wright recommended moving forward with Century West as the firm selected.

Commissioner Lori Stevens acknowledged both firms as strong candidates and appreciated JUB’s local presence, but also cited the positive experience working with Century West.

Commissioner Lori Stevens made a motion to approve a contract for on-call airport engineering professional services to Century West Engineering. Commissioner Bill O’Neil seconded the motion and it was unanimously passed by the Commission.

D. CONVENE EXECUTIVE SESSION

The special meeting was recessed at 8:35 a.m. It was announced that an Executive Session would commence at 8:35 a.m. for 15 minutes (amended from 30 minutes) to evaluate the qualifications of an applicant for public employment – RCW 42.30.110(1)(g).

The special meeting was reconvened at 8:50 a.m.

Commissioner Bill O'Neil made a motion to authorize the interim executive director to offer candidate No. 2 the director of finance position. Commissioner Scott Keller seconded the motion and it was unanimously passed by the Commission.

K. ADJOURNMENT: The meeting was adjourned at 8:51 a.m.

Lori Stevens, Commission Secretary

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

General Expenses

Accounts Payable Warrants #:	85835	-	85957		\$ 682,394.66
Electronic Payments:					\$ -
Total General Expenses					\$ 682,394.66

Payroll

Direct Deposit:					
ACH					\$ 130,247.43
Electronic Payments:					
IRS Payroll Tax Deposit					\$ 43,256.32
Other Payroll Related Payments					\$ 14,240.54
Total Payroll					\$ 187,744.29
Total General Expenses and Payroll					\$ 870,138.95

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 March 2026**

General Expenses

Accounts Payable Warrants #:	85835	-	85957	\$	682,394.66
Electronic Payments:				\$	-
Total General Expenses				\$	682,394.66

Payroll

Direct Deposit:				\$	130,247.43
ACH				\$	130,247.43
Electronic Payments:				\$	43,256.32
IRS Payroll Tax Deposit				\$	43,256.32
Other Payroll Related Payments				\$	14,240.54
Total Payroll				\$	187,744.29

Total General Expenses and Payroll

\$ 870,138.95

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: *Alfonso Lyman* 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

**Mar-26
Cash Disbursements
Batch Totals**

\$ 682,394.66 Mar-26
\$ -

Electronic Payments - Other Payment

\$ - DEPARTMENT OF REVENUE - Excise
\$ - DEPARTMENT OF REVENUE - Leasehold
\$ -

IRS Payroll Tax Deposit

\$ 20,900.73 03/13/26 INTERNAL REVENUE SERVICE
\$ 22,355.59 03/27/26 INTERNAL REVENUE SERVICE
\$ - INTERNAL REVENUE SERVICE
\$ - INTERNAL REVENUE SERVICE
\$ 43,256.32

43,256.32 Warrants, ACH, FedTax

Payroll Direct Deposit Net Pay

\$ 58,322.21 03/13/26 PORT OF BENTON EMPLOYEES
\$ 1,084.04 03/27/26 PORT OF BENTON EMPLOYEES
\$ 63,834.82 03/27/26 PORT OF BENTON EMPLOYEES
\$ 7,006.36 03/13/26 PORT OF BENTON COMMISSIONERS

\$ 130,247.43

Other Payroll Related Payments

\$ 2,087.81 03/13/26 NATIONWIDE
\$ 3,945.03 03/13/26 DRS
\$ 100.00 03/13/26 WASHINGTON SUPPORT REGISTRY
\$ 2,089.38 03/27/26 NATIONWIDE
\$ 3,928.94 03/27/26 DRS
\$ 2,089.38 03/27/26 WASHINGTON SUPPORT REGISTRY
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ 14,240.54

Bank	Date	Payee	Document no.	Amount	Cleared	ACH
	3/6/2026	VEN00812--3 RIVERS COMMUNITY FOUNDATION	85835	600.00	In transit	
	3/6/2026	VEN00006--ABADAN, INC	85836	242.44	In transit	
	3/6/2026	VEN00012--AFLAC	85837	1,356.32	In transit	
	3/6/2026	VEN00025--AMERICAN ROCK PRODUCTS, INC	85838	595.68	In transit	
	3/6/2026	VEN00469--CENTURY WEST ENGINEERING CORP	85839	20,028.00	In transit	
	3/6/2026	VEN00629--CHICAGO TITLE OF WASHINGTON	85840	380.80	In transit	
	3/6/2026	VEN00290--CI-PW, LLC (Paradise Bottled Water)	85841	31.52	In transit	
	3/6/2026	VEN00089--CITY OF RICHLAND	85842	314.78	In transit	
	3/6/2026	VEN00759--CLEAN TECH ALLIANCE	85843	1,800.00	In transit	
	3/6/2026	VEN00639--CWW LLC (COLUMBIA RAIL)	85844	48,500.00	In transit	
	3/6/2026	VEN00143--DSD BUSINESS SYSTEMS	85845	517.71	In transit	
	3/6/2026	VEN00808--EILEEN GRIFFIN RAY	85846	1,458.00	In transit	
	3/6/2026	VEN00811--GOODSTEIN LAW GROUP PLLC	85847	29,436.00	In transit	
	3/6/2026	VEN00547--HB PAINTERS, INC.	85848	1,918.56	In transit	
	3/6/2026	VEN00201--HEALTH CARE AUTHORITY	85849	125,390.85	In transit	
	3/6/2026	VEN00291--KENNEWICK RANCH AND HOME	85850	144.66	In transit	
	3/6/2026	VEN00510--LIFESECURE INSURANCE COMPANY	85851	471.78	In transit	
	3/6/2026	VEN00380--MCCLATCHY COMPANY	85852	562.15	In transit	
	3/6/2026	VEN00299--PHASE 2 ELECTRIC, INC.	85853	2,865.33	In transit	
	3/6/2026	VEN00592--PRO FIRE LLC	85854	2,951.77	In transit	
	3/6/2026	VEN00315--PURCHASE POWER	85855	247.98	In transit	
	3/6/2026	VEN00783--PYE-BARKER FIRE & SAFETY dba MOON SECURITY SERVICES	85856	3,749.50	In transit	
	3/6/2026	VEN00317--RAILWORKS TRACK SYSTEMS	85857	52,706.11	In transit	
	3/6/2026	VEN00636--SENSKE LAWN & TREE CARE LLC	85858	2,222.93	In transit	
	3/6/2026	VEN00385--THE HOME DEPOT CRC/GEFC	85859	1,346.83	In transit	
	3/6/2026	VEN00346--THE SHERWIN-WILLIAMS CO.	85860	1,238.20	In transit	
	3/6/2026	VEN00807--TITAN TRUCK EQUIPMENT INC	85861	773.99	In transit	
	3/6/2026	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	85862	2,759.05	In transit	
	3/6/2026	VEN00414--VERIZON COMMUNICATIONS INC	85863	1,649.92	In transit	
	3/6/2026	VEN00440--WASHINGTON PUBLIC PORTS ASSOCIATION	85864	13,092.00	In transit	
	3/6/2026	10041--Burney, Audrey	85865	829.73	In transit	
	3/16/2026	VEN00637--360 AUTOMOTIVE & REPAIR	85866	424.93	In transit	
	3/16/2026	VEN00025--AMERICAN ROCK PRODUCTS, INC	85867	796.44	In transit	
	3/16/2026	VEN00044--BENTON PUD	85868	3,602.47	In transit	
	3/16/2026	VEN00053--BENTON RURAL ELEC ASSOCIATION	85869	285.09	In transit	
	3/16/2026	VEN00059--BENTON-FRANKLIN HEALTH DEPT	85870	30.00	In transit	
	3/16/2026	VEN00075--CASCADE NATURAL GAS CORP	85871	1,819.38	In transit	
	3/16/2026	VEN00290--CI-PW, LLC (Paradise Bottled Water)	85872	42.37	In transit	
	3/16/2026	VEN00071--CITY OF PROSSER	85873	8,115.90	In transit	
	3/16/2026	VEN00089--CITY OF RICHLAND	85874	33,654.03	In transit	
	3/16/2026	VEN00077--COLUMBIA BASIN IT	85875	3,394.65	In transit	
	3/16/2026	VEN00105--CONNELL OIL, INC	85876	1,105.66	In transit	
	3/16/2026	VEN00107--COOK'S ACE HARDWARE	85877	193.37	In transit	
	3/16/2026	VEN00639--CWW LLC (COLUMBIA RAIL)	85878	692.21	In transit	
	3/16/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	85879	828.84	In transit	
	3/16/2026	VEN00808--EILEEN GRIFFIN RAY	85880	3,880.00	In transit	
	3/16/2026	VEN00175--FRONTIER FENCE, INC.	85881	209.34	In transit	
	3/16/2026	VEN00180--GENSCO, INC	85882	572.53	In transit	
	3/16/2026	VEN00201--HEALTH CARE AUTHORITY	85883	45,416.99	In transit	
	3/16/2026	VEN00729--HIGH FIVE MOTORSPORTS LLC	85884	726.66	In transit	
	3/16/2026	VEN00609--IRON HORSE VAC, LLC	85885	1,354.51	In transit	
	3/16/2026	VEN00229--KELLEY'S TELE-COMMUNICATION, INC.	85886	160.00	In transit	
	3/16/2026	VEN00815--MONTAVUE LLC	85887	1,699.86	In transit	
	3/16/2026	VEN00266--NATIONAL BUSINESS FURNITURE, LLC	85888	1,904.77	In transit	
	3/16/2026	VEN00471--OSBORN CONSTRUCTION & DESIGN, LLC	85889	9,185.15	In transit	
	3/16/2026	VEN00334--SANITARY DISPOSAL, INC.	85890	407.96	In transit	
	3/16/2026	VEN00365--STRATTON SURVEYING & MAPPING	85891	2,395.00	In transit	
	3/16/2026	VEN00813--SUNNYSIDE ACE HARDWARE	85892	982.40	In transit	
	3/16/2026	VEN00762--TK ELEVATOR CORPORATION	85893	1,869.68	In transit	
	3/16/2026	VEN00376--TRI-CITY REGIONAL CHAMBER	85894	184.00	In transit	
	3/16/2026	VEN00727--VALLEY WIDE COOPERATIVE INC	85895	1,675.60	In transit	
	3/16/2026	VEN00746--VERIZON CONNECT FLEET USA LLC	85896	621.98	In transit	
	3/16/2026	VEN00449--ZIPLY FIBER	85897	109.97	In transit	
	3/16/2026	10026--Stevens, Lori	85898	113.10	In transit	
	3/27/2026	VEN00637--360 AUTOMOTIVE & REPAIR	85899	211.23	In transit	
	3/27/2026	VEN00012--AFLAC	85900	1,356.32	In transit	
	3/27/2026	VEN00742--AQUATECHNEX LLC	85901	600.00	In transit	
	3/27/2026	VEN00029--ARCHIBALD & COMPANY ARCHITECTS	85902	628.30	In transit	
	3/27/2026	VEN00038--BANNER BANK - Credit Card	85903	19,666.29	In transit	
	3/27/2026	VEN00044--BENTON PUD	85904	17.37	In transit	

3/27/2026	VEN00819--BJORNSON MOTORS LLC	85905	5,326.98	In transit	
3/27/2026	VEN00806--BRUCE MECHANICAL INC	85906	791.75	In transit	
3/27/2026	VEN00075--CASCADE NATURAL GAS CORP	85907	24,082.78	In transit	
3/27/2026	VEN00083--CENTURYLINK	85908	307.96	In transit	
3/27/2026	VEN00321--CI INFORMATION MANAGEMENT	85909	49.26	In transit	
3/27/2026	VEN00290--CI-PW, LLC (Paradise Bottled Water)	85910	36.98	In transit	
3/27/2026	VEN00071--CITY OF PROSSER	85911	748.51	In transit	
3/27/2026	VEN00700--CLIFTON LARSON ALLEN LLP	85912	39.38	In transit	
3/27/2026	VEN00096--CNA SURETY DIRECT BILL	85913	1,750.00	In transit	
3/27/2026	VEN00102--COLUMBIA BASIN PAPER & SUPPLY	85914	307.64	In transit	
3/27/2026	VEN00105--CONNELL OIL, INC	85915	1,863.77	In transit	
3/27/2026	VEN00107--COOK'S ACE HARDWARE	85916	343.36	In transit	
3/27/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	85917	516.33	In transit	
3/27/2026	VEN00143--DSD BUSINESS SYSTEMS	85918	211.98	In transit	
3/27/2026	VEN00808--EILEEN GRIFFIN RAY	85919	4,140.00	In transit	
3/27/2026	VEN00157--ENDURIS WASHINGTON	85920	272.00	In transit	
3/27/2026	VEN00166--FERGUSON ENTERPRISES, INC.	85921	799.23	In transit	
3/27/2026	VEN00009--GEO WAY ACE HARDWARE	85922	421.92	In transit	
3/27/2026	VEN00419--GRAINGER	85923	95.84	In transit	
3/27/2026	VEN00601--GRAVIS LAW PLLC	85924	47,994.50	In transit	
3/27/2026	VEN00643--HARMER STEEL PRODUCTS COMPANY	85925	14,258.61	In transit	
3/27/2026	VEN00200--HDR ENGINEERING, INC	85926	552.45	In transit	
3/27/2026	VEN00202--HERC RENTALS INC.	85927	954.38	In transit	
3/27/2026	VEN00644--LEAF	85928	248.93	In transit	
3/27/2026	VEN00236--LES SCHWAB TIRE CENTER STEVENS DR.	85929	451.20	In transit	
3/27/2026	VEN00242--LIBERTY LAWN & SAW	85930	978.47	In transit	
3/27/2026	VEN00249--MAUL FOSTER ALONGI, INC	85931	20,597.50	In transit	
3/27/2026	VEN00815--MONTAVUE LLC	85932	93.64	In transit	
3/27/2026	VEN00818--PAINT PERFECT PUMP REPAIR	85933	1,161.28	In transit	
3/27/2026	VEN00297--PERSONAL TOUCH CLEANING, INC.	85934	28,340.02	In transit	
3/27/2026	VEN00301--PITNEY BOWES, INC	85935	195.66	In transit	
3/27/2026	VEN00718--PND ENGINEERS INC	85936	43,927.69	In transit	
3/27/2026	VEN00305--POCKETNET COMMUNICATIONS, INC.	85937	242.00	In transit	
3/27/2026	VEN00312--PROSSER NAPA	85938	38.80	In transit	
3/27/2026	VEN00315--PURCHASE POWER	85939	208.44	In transit	
3/27/2026	VEN00450--SANDY'S TROPHIES	85940	137.58	In transit	
3/27/2026	VEN00608--SIERRA ELECTRIC, INC	85941	950.00	In transit	
3/27/2026	VEN00369--SUNWEST SPORTSWEAR	85942	1,306.49	In transit	
3/27/2026	VEN00346--THE SHERWIN-WILLIAMS CO.	85943	143.95	In transit	
3/27/2026	VEN00817--THUNDERBOLT LLC dba THE WASH SHOP	85944	300.00	In transit	
3/27/2026	VEN00376--TRI-CITY REGIONAL CHAMBER	85945	813.34	In transit	
3/27/2026	VEN00402--UNDERGROUND CREATIVE, LLC	85946	2,662.00	In transit	
3/27/2026	VEN00727--VALLEY WIDE COOPERATIVE INC	85947	199.56	In transit	
3/27/2026	VEN00532--VIC'S AUTO PARTS & SUPPLY	85948	363.97	In transit	
3/27/2026	VEN00570--VITAL RECORDS CONTROL	85949	671.38	In transit	
3/27/2026	VEN00424--WASHINGTON AIRPORT MGMT. ASSOC	85950	400.00	In transit	
3/27/2026	VEN00449--ZIPLY FIBER	85951	131.50	In transit	
3/27/2026	VEN00449--ZIPLY FIBER	85952	510.26	In transit	
3/27/2026	VEN00449--ZIPLY FIBER	85953	458.96	In transit	
3/27/2026	VEN00449--ZIPLY FIBER	85954	271.12	In transit	
3/27/2026	VEN00449--ZIPLY FIBER	85955	149.03	In transit	
3/27/2026	10040--Saraceno Lyman, Angela	85956	422.60	In transit	
3/27/2026	10020--Miya, Summers	85957	804.46	In transit	
3/24/2026	VEN00202--HERC RENTALS INC.	Voided - 085300	-954.38	In transit	
3/24/2026	VEN00376--TRI-CITY REGIONAL CHAMBER	Voided - 085642	-813.34	In transit	
3/13/2026	VEN00215--INTERNAL REVENUE SERVICE				20,900.73
3/27/2026	VEN00215--INTERNAL REVENUE SERVICE				22,355.59
3/13/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS				3,945.03
3/13/2026	VEN00268--NATIONWIDE RETIREMENT SOLUTION				2,087.81
3/13/2026	VEN00425--WASHINGTON STATE SUPPORT REGISTRY				100.00
3/27/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS				3,928.94
3/27/2006	VEN00425--WASHINGTON STATE SUPPORT REGISTRY				100.00
3/27/2026	VEN00268--NATIONWIDE RETIREMENT SOLUTION				2,089.38
Total for BCT MAIN			682,394.66		55,507.48

RESOLUTION 26-26

**A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT
WITH THE PERSONAL TOUCH CLEANING, INC. FOR
JANITORIAL SERVICES FOR THE PORT OF BENTON**

WHEREAS, the Port of Benton owns and operates multiple properties and facilities requiring routine janitorial and specialty cleaning services; and

WHEREAS, the Port issued a request for qualifications/proposals for janitorial services for Port-owned properties; and

WHEREAS, the proposed scope includes annual monthly cleaning services in the amount of **\$195,420.00** and additional cleaning services for exterior buildings, floors, and windows in the amount of **\$107,727.00**, for a total annual amount of **\$303,147.00**; and

NOW, THEREFORE, BE IT RESOLVED, that The Personal Touch Cleaning, Inc., is hereby selected as the vendor to provide said services; and

BE IT FURTHER RESOLVED, that the 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 8th day of April 2026.

Bill O'Neil, President

Scott D. Keller, Vice President

Lori Stevens, Secretary

RESOLUTION 26-27

**A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT
WITH SIERRA SANTA FE CORPORATION FOR THE
RICHARDSON ROAD CHIP SEAL PROJECT**

WHEREAS, the Port of Benton recognizes the need to complete the Richardson Road Chip Seal Project to maintain and improve roadway conditions; and

WHEREAS, bids for the Richardson Road Chip Seal Project were publicly advertised and five (5) bids were received and opened in accordance with state law; and

WHEREAS, the lowest responsible bidder was **Sierra Santa Fe Corporation** with a total bid amount of **\$106,608.77**, including applicable sales tax; and

NOW, THEREFORE, BE IT RESOLVED by the Port of Benton that the contract for the Richardson Road Chip Seal Project be awarded to Sierra Santa Fe Corporation, in the amount of \$106,608.77, including applicable sales tax; and

BE IT FURTHER RESOLVED that the 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 8th day of April 2026.

Bill O'Neil, President

Scott D. Keller, Vice President

Lori Stevens, Secretary

RESOLUTION 26-28

**A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT
WITH QUICK SILVER AUDIO, LTD FOR THE
WALTER CLORE AV SYSTEM REPLACEMENT PROJECT**

WHEREAS, the Port of Benton recognizes the need to replace the AV system at the Walter Clore Center to ensure a functional and well-maintained audio system; and

WHEREAS, **Quick Silver Audio, LTD** submitted a bid for the Walter Clore AV System Replacement Project for **\$64,535.22**, including applicable sales tax; and

NOW, THEREFORE, BE IT RESOLVED by the Port of Benton that the contract for the Walter Clore AV System Replacement Project be awarded to Quick Silver Audio, LTD, in the amount of \$64,535.22, including applicable Sales tax; and

BE IT FURTHER RESOLVED that the 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 8th day of April 2026.

Bill O'Neil, President

Scott D. Keller, Vice President

Lori Stevens, Secretary

RESOLUTION 26-29

**A RESOLUTION AUTHORIZING EXECUTION OF A
CONTRACT WITH IMPERVIOUS ROOF COATINGS FOR THE
2579 STEVENS ROOF COATING AREA #1 PROJECT**

WHEREAS, the Port of Benton recognizes the need to improve roof surfaces on the building at 2579 Stevens Drive to ensure safe, functional, and well-maintained facilities; and

WHEREAS, bids for the 2579 Stevens Roof Coating Area #1 Project was publicly advertised and two (2) bids was received and opened in accordance with state law; and

WHEREAS, the responsible bidder was **Impervious Roof Coatings** with a total bid amount of **\$118,627.81**, including applicable sales tax; and

NOW, THEREFORE, BE IT RESOLVED by the Port of Benton that the contract for the 2579 Stevens Roof Coating Area #1 Project be awarded to Impervious Roof Coatings, in the amount of \$118,627.81, including applicable sales tax; and

BE IT FURTHER RESOLVED that the 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 8th day of April 2026.

Bill O'Neil, President

Scott D. Keller, Vice President

Lori Stevens, Secretary

RESOLUTION 26-30

**A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT
WITH IMPERVIOUS ROOF COATINGS FOR THE
2579 STEVENS ROOF COATING AREA #3 PROJECT**

WHEREAS, the Port of Benton recognizes the need to improve roof surfaces on the building at 2579 Stevens Drive to ensure safe, functional, and well-maintained facilities; and

WHEREAS, bids for the 2579 Stevens Roof Coating Area #3 Project was publicly advertised and one (1) bid was received and opened in accordance with state law; and

WHEREAS, the responsible bidder was **Impervious Roof Coatings** with a total bid amount of **\$118,895.91**, including applicable sales tax; and

NOW, THEREFORE, BE IT RESOLVED by the Port of Benton that the contract for the 2579 Stevens Roof Coating Area #3 Project be awarded to Impervious Roof Coatings, in the amount of **\$118,895.91**, including applicable sales tax; and

BE IT FURTHER RESOLVED that the 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 8th day of April 2026.

Bill O'Neil, President

Scott D. Keller, Vice President

Lori Stevens, Secretary

RESOLUTION 26-31

A RESOLUTION OF THE PORT OF BENTON AUTHORIZING A CONTRACT WITH ARCHITECTS WEST INC. FOR DESIGN SERVICES FOR THE 2579 STEVENS DRIVE MODERNIZATION PROJECT

WHEREAS, on October 16, 2024, the Port Commission approved Resolution 24-35, authorizing staff to pursue Community Economic Revitalization Board (CERB) funding for improvements to the 2579 Stevens Drive Railroad Building, including project phasing and identification of additional funding opportunities; and

WHEREAS, the Port subsequently completed a Phase One pre-design assessment for the 2579 Stevens Drive Railroad Building, including building and site evaluation, code compliance review, utility feasibility analysis, conceptual design, cost estimating, and prioritization of improvements, establishing the basis for advancing the project into full design; and

WHEREAS, the Phase One report identified relocating the primary office space currently occupied by Barnhart to a separate new office as the most cost-effective approach, supporting the expansion of the rail facility and ensuring compliance with Washington's Clean Buildings Act, which has been completed; and

WHEREAS, the Port reviewed seven proposals for the design of the new office building and selected Architects West Inc. based on their overall qualifications and relevant experience; and

WHEREAS, Architects West Inc. will provide architectural and engineering design services for the 2579 Stevens Drive Modernization Project, including design development, preparation of construction documents, coordination with permitting agencies, and bidding support, for a total cost of \$303,750; and

WHEREAS, the Port requests approval of an additional \$15,000 in change order contingency funding to address scope-related gaps and ensure the project remains on schedule; and

WHEREAS, a construction support contract will be addressed as a supplemental action once the design is completed.

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

1. The Port of Benton hereby approves a contract with Architects West Engineering in the amount of \$303,750 for architectural and engineering design services for the 2579 Stevens Drive Modernization Project.
2. An additional amount of up to \$15,000 in change-order funding is approved to address unforeseen permitting issues and maintain the project schedule.
3. The Executive Director is authorized to execute the contract in substantially the form presented and to take such actions as necessary to implement this resolution.

THIS RESOLUTION OF THE PORT OF BENTON ADOPTED by the Commission at its regular meeting held this 8th day of April 2026.

Bill O'Neil, President

Scott D. Keller, Vice President

Lori Stevens, Secretary

For the Good of the Order – April 2026

Date	What	Where	When	Who
April 8	Port of Benton Commission Meeting	Port of Benton	8:30 a.m.	All
April 13	Prosser Tourism Meeting	Best Western Inn at Horse Heaven	10 a.m.	Lori
April 14	Weekly 1:1	Port	8 a.m.	Bill & Ron
April 14	BFCOG Regional Freight Plan Open House	Port of Benton	3 – 5 p.m.	
April 15	Benton Franklin Walla Walla Counties Good Roads & Transportation Meeting	Tri-Cities Airport or Zoom, More info to follow	5:30 – 7 p.m.	Bill
April 16	Prosser Chamber Board Meeting	1230 Bennett Ave., Prosser	7:30 a.m.	Lori
April 17	Benton Franklin Council of Governments Monthly Board Meeting	587 Stevens Dr., Richland	10 a.m.	Bill
April 21	Weekly 1:1	Port	8 a.m.	Bill & Ron
April 21	Richland Chamber of Commerce	1515 George Washington Way, Richland	11:30 a.m.	Scott
April 22	Visit Tri-Cities Board Meeting	7130 W. Grandridge Blvd., Kennewick	7:30 a.m.	Scott
April 22	Tri-City Regional Chamber Monthly Luncheon – Legislative Wrap-up	Hapo Center, Pasco	11:30 a.m. – 1:30 p.m.	
April 28	Weekly 1:1	Port	8 a.m.	Bill & Ron

April 28	WPPA Lunch & Learn - Building Talent Pipelines: How Ports Partner with Local CTE Programs	Zoom	Noon	
May 4	Benton City Chamber Luncheon	603 9 th St., Benton City, Palm Tavern	Noon	
May 5	Weekly 1:1	Bill	8 a.m.	Bill & Ron
May 5	Monthly 1:1	Zoom	9 a.m.	Lori & Ron
May 5	Monthly 1:1	Port	10 a.m.	Scott & Ron
May 5	Prosser Chamber Monthly Luncheon		Noon	Lori
May 6	Prosser EDA Board Meeting	236 Port Ave., Prosser	5:30 p.m.	Lori
May 11	Prosser Tourism Meeting	Best Western Inn at Horse Heaven	10 a.m.	Lori
May 12	Weekly 1:1	Port	8 a.m.	Bill & Ron
May 13	Port of Benton Commission Meeting	Port	8:30 a.m.	All

	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>Tier I exemption approved by WA Clean Building Act.</p> <p>Cultural and SEPA requirements have been completed and accepted.</p> <p>CKJT assessment completed on 2579 building with cost estimates.</p> <p>Design firm under contract for the design of a new office building to replace the current Barnhart office space as part of compliance with the WA Clean Buildings Act.</p> <p>CERB Loan final submittals for review due July 17, 2026</p> <p>EDA application, discussion begins for the future phase.</p>

	Project	Description	Grants Pursued/Received	Comments
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

	Project	Description	Grants Pursued/Received	Comments
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