

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

The regular Commission meeting will be available via Zoom, by telephone conference call, and in person. The Zoom link to access this broadcast and the call-in number to participate by telephone will be available on the morning of the meeting on the Port of Benton's website at the link below, along with the meeting agenda and minutes from past meetings. Live broadcast information: [www.portofbenton.com/commission](http://www.portofbenton.com/commission)

For those unable to access the internet, please call 509-375-3060 by 8:00 a.m. on June 10, 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 & PUBLIC HEARING**  
**Agenda**  
**8:30 a.m., June 10, 2026**  
**3250 Port of Benton Blvd., Richland, WA 99354**

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. CONSENT AGENDA

1. Approval of Agenda
2. Approval of Minutes of May 13, 2026, Commission Meeting
3. Approval of Minutes of May 28, 2026, Special Commission Meeting
4. Approval of Vouchers and Certifications, Including Payroll for the Month of May, Totaling \$978,899.95
5. Acceptance of Work to Quicksilver Audio, LTD, Walter Clore AV System Replacement Project, \$70,633.29

D. PUBLIC COMMENT

E. PUBLIC HEARING

1. Six-Year Transportation Improvement Program for Years 2027-2032

## F. ITEMS OF BUSINESS

1. Resolution 26-36, Approving the Port of Benton's Six-Year Transportation Improvement Program for the Years 2027-2032 Inclusive
2. Resolution 26-37, A Resolution of the Port of Benton Authorizing an Agreement Between the Washington State Community Economic Revitalization Board (CERB) for Aid in Financing the Costs of Improvement for the 2579 Stevens Drive and New Office Facilities Related Thereto, Richland Business Park
3. Resolution 26-38, A Resolution of the Port of Benton Authorizing an Amendment to Contract for Railroad Services Related to Trackage Rights and Car Charge
4. Resolution 26-39, A Resolution of the Port of Benton Commission Authorizing a Lease Amendment and Modification Agreement with Colleen B. Cook for Property Located at the Richland Airport Skypark
5. Resolution 26-40, A Resolution of the Port of Benton Authorizing a Lease Amendment and Modification Agreement with Verdon LLC for Property Located at the Richland Airport Skypark – Trade Center
6. Resolution 26-41, A Resolution of The Port of Benton Commission Authorizing a Lease Amendment and Modification Agreement with Verdon LLC for Property Located at the Richland Airport Skypark – Azurdata Center
7. Resolution 26-42, A Resolution of the Port of Benton Approving the Third Amendment of the Purchase and Sale Agreement between Pacific Green Fertilizer (Atlas Agro) and the Port of Benton
8. Resolution 26-43, A Resolution of the Port of Benton Authorizing the Execution of a Conditional Release of Ground Lease with Central Washington Corn Processors, Inc., and Providing for Related Matters
9. Resolution 26-44, A Resolution of the Port of Benton Approving a Lease Agreement with Bunge USA Grain, LLC
10. Resolution 26-45, A Resolution Authorizing the Port of Benton to Accept Multiple Grants from the Federal Aviation Administration to Fund Construction Services Related to the Richland Airport Apron Reconfiguration Project, Richland Airport

11. Resolution 26-46, A Resolution Authorizing Execution of a Contract with Granite Construction Company for the Richland Airport Apron Reconfiguration Project, Richland Airport
12. Resolution 26-47, A Resolution of the Port of Benton to Award the Richland Airport Apron Reconfiguration Construction Services, Richland Airport
13. Contract Amendment with Gravis Law, PLLC

#### G. INFORMATION REPORTS

1. Grants Update
2. Capital Projects Update
3. Airport Update
4. Crow Butte Update

#### H. DIRECTOR REPORTS/COMMENTS

1. Real Estate
2. Marketing
3. Port Attorney
4. Finance Director
5. Interim Executive Director

#### I. COMMISSIONER REPORTS/COMMENTS

- J. RECESS TO EXECUTIVE SESSION as legally allowed pursuant to RCW 42.30.110(1)(c), (g) and (i) to discuss real estate, 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, July 8, 2026**, at the Port of Benton Commission Meeting Room, 3250 Port of Benton Blvd., Richland, Washington. Visit [portofbenton.com](http://portofbenton.com) for notices and information.

**PORT OF BENTON**  
**COMMISSION MEETING MINUTES**  
**May 13, 2026**

**A. CALL TO ORDER:** The regular monthly meeting was called to order at 8:30 a.m. at 3250 Port of Benton Blvd. Richland, WA 99354.

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

**PORT STAFF PRESENT:** Ron Branine, Quentin Wright, Summers Miya, Audrey Burney, Shaylee Nilsson, Bryan Bell, Brandin Lopez, Stuart Dezember

**ALSO PRESENT:** John O’Leary, Gravis Law; Herb Brayton, Mark Underwood, Richland Airport; Jon Ray, Richland Airport; Davis Raile, KNDU; Clif Dyer, Richland Airport; Council Member Shayne Van Dyke, City of Richland; Steve Agni, Willow Pointe Development; David Kern, Tri-Cities Rowing Association; Guy Auld, Willow Pointe Development; Pete Rogalsky

**The following attendees attended via remote communications:** Wendy Culverwell, Tri-City Herald; Rachel Visick, Tri-City Area Journal of Business; Jorge Celestino; Bryan Condon, Century West; Lynn Carlson; Dan Hanson, Apple Valley News; Carl and Debbie; Angela Sarceno-Lyman; Julia Mora; Mardie Romero; Christy Rasmussen

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 Scott Keller, and unanimously passed by the Commission approving the agenda for May 13, 2026, Commission meeting, approval of minutes from the April 8, 2026, Commission meeting, Approval of minutes of the April 29, 2026, Special Commission meeting, approval of vouchers and certifications, including payroll for the month of April, totaling \$808,437.57**

**D. PUBLIC COMMENT**

Lynn Carlson:

Expressed concerns over: Costs and authorization of the Supreme Court appeal regarding the Port associated parties; the timing and transparency of release of findings from the internal water hookup investigation; status and due process for Executive Director Diahann Howard; concerns about an alleged \$50,000 public funds expenditure for HR

consulting/report, questioning potential conflicts of interest and lack of inclusion (not interviewing Diahann Howard); the need for public accountability, expedited resolution and restorative process rather than criminal legal involvement.

## E. ITEMS OF BUSINESS

### 1. Welcome & Update from Steve Agni and Guy Auld, Willow Pointe Development – Guy Auld, Steve Agni (Willow Pointe Development) and Dave Kern (Tri-Cities Rowing Association)

- Proposal for new recreational rowing and paddle sports facilities.
- Location: Port Lands south of Battelle Blvd. and east of Richardson, adjacent to storm drain pond/lift station.
- Footprint: 60,000 sq ft, utilizing existing informal launch area for river access.
- 5,000 sq ft, 2-level boathouse with spaces for rowing/paddle equipment storage, club dryland training, social/event space and food and beverage services.
- Economic and community benefits: Cited success in similar projects (Austin, TX). The sports tourism sector is quickly growing, expected to draw amateur sporting events and drive revenue. Ancillary paddle-sport rentals (kayaks, paddleboards) are recognized as major revenue generators.
- Community/Educational opportunities: Partnership interest from Pocock Rowing Center (Seattle), desire to introduce youth programs. Facility improvements would support external grant funding.
- Project vision and next steps: Sale/Leaseback or comparable development agreement proposed; Emphasis on limited ecological impact (limited bank disturbance, minimal new dock required, permits (JARPA) anticipated to be feasible). Long-term public access protected by ground lease; increases the value of the surrounding land and complements the existing Port missions.

Desire for further conversations with Commissioners and staff after presentation.

### 2. Resolution 26-34, A Resolution of the Port of Benton Providing a Hiring Policy

Interim Executive Director Ron Branine introduced the adoption of a new formal hiring policy; a structured 12-step process from recruitment through selection. Addresses historic lack of formal process and aims for clarity, effectiveness and legal compliance. Legal Counsel (John O’Leary Present) reviewed and approved policy and accompanying materials.

**A motion was made by Commissioner Scott Keller seconded by Lori Stevens and unanimously passed by the Commission approving Resolution 26-34. Recognized significant staff contribution in policy development.**

### 3. Resolution 26-35, A Resolution of the Port of Benton Providing a Public Relations Policy

Interim Executive Director Ron Branine introduced Port of Benton, providing a Public Relations Policy, assigning all public-facing communications and materials origination/approval to the manager of communications and public relations or the Executive Director. Aimed at clarifying practices into written policy.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller, and unanimously passed by the Commission to approve Resolution 26-35.**

4. Charter Communications Easement Request 9th St. – Technology and Business Campus

Engineering and Capital Development Senior Manager Brandin Lopez introduced a request from Charter who is seeking an easement to cross Port property (near 9<sup>th</sup> St/fire station) – purpose to serve a customer North of 9<sup>th</sup> St. Work Details include Open Trench vs. boring, yet to be finalized. Further feasibility and coordination are required.

**A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission to approve the Charter easement request.**

5. RGW Enterprises Contract Update

Interim Executive Director Ron Branine requested adding \$80,000 to the contract for project support during transitions on projects (noted: Rail, Build, Direct appropriation of federal grants).

Existing contract: \$45,000 (\$43,000 invoiced to date). New funds will bridge the “obligation phase” of major projects; eligible expenses will be covered by grants.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller and unanimously passed by the Commission, approving the Contract Update for RGW Enterprises.**

6. Proclamation 26-01 – Honoring Robert D. Larson

Marketing and Communications Manager Summers Miya introduced the Proclamation to Honor Robert D. Larson; Event Date dedication is June 4, 2026. Larson honored 27 years of service as Port Commissioner and as the driving force behind securing the USS Triton Sail and establishment of USS Triton Sail Park. Proclamation to be read at ceremony with family in attendance.

Commissioner Bill O’Neil read Proclamation 26-01.

**A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission; the Proclamation was formally adopted and will be presented at the event.**

7. Richland Airport Water Utility Ad Hoc Committee update:

Port Attorney John O’Leary (Gravis Law) reported the report was submitted May 11, 2026; the Committee reached consensus on all findings; Commissioners will review and may discuss further. Appreciation expressed to the committee for their efforts.

## **F. INFORMATION REPORTS**

### **1. Grants Update**

Engineering and Capital Development Senior Manager Brandin Lopez provided an update on grant projects:

#### **Build / Raise Grant (\$9.56 million):**

\$9.56 million via DOT; first application submitted – contracting expected in several months.

#### **Commerce Grant 25-96647-125 (\$232,800)**

\$232,800 for design (including rail, pads, lighting, etc.); new project manager is being assigned by the agency.

#### **Direct Appropriation:**

A \$2.5 million grant for expanded rail spurs; contracting phase underway.

#### **CERB Grant / Loan**

Construction Project Manager Bryan Bell explained that the project is moving very rapidly (several meetings in the past weeks); expected to be on or ahead of schedule for July 16, 2026, implementation deadline.

#### **Airport Update:**

Airport Manager Quentin Wright addressed the Prosser Airport Runway Project; on schedule/ahead of schedule; wide and narrow crack repair, lighting, slurry seal and striping to be finished before Memorial Day runway reopening (contractual milestone) and the contractor is Western United Civil Group.

Richland Apron Project: Granite Construction low bidder (just under \$1M).

#### **Upcoming Events:**

Prosser Flag and Flight Festival (airport/farmers' market, June 6 official kickoff; preview on May 30).

Richland Airport: Career Fair and Formation Clinic later in May.

Public Meeting next week at Richland Library.

#### **Capital Projects Update:**

Engineering and Capital Development Senior Manager Brandin Lopez provided an update on several capital projects.

**Car (Rail) Charge:**

Rate set at \$71/car, retroactive to Oct. 1, 2025; approximately \$360,000 in retroactive fees due as of March 2026; projected annualized revenue of \$800,000. Final minor legal issues are being resolved, approval/signature anticipated in June.

**Steptoe Rail Crossing**

The full road and rail closure is scheduled for May 14-17, 2026. Work will occur Thursday through Sunday, replacing the crossing panels, rail and signals.

Traffic control and public outreach are handled by the contractor and the city.

**Fee Schedule Update:**

New comprehensive fee schedule under development for all Port Services (development/review fees, conference room, etc.); expected June/July.

**Phase 1 Waterfront (Maul Foster Report):**

Preliminary report received, phased approach with shoreline/critical area/JARPA compliance; Report and Presentation to follow.

**G. COMMISSIONER REPORTS/COMMENTS**

Commissioner Bill O’Neil expressed appreciation for the Spring Newsletter and for cross-departmental collaboration.

Commissioner Lori Stevens stated that she attended the Prosser Chamber Luncheon, noting that the Prosser Farmers’ Market is preparing to launch on June 6; a preview event on May 30, and will move to the Prosser Airport for the Prosser fly-in event on June 13.

Stevens stated that the Scottish Fest event will be held on June 20.

Commissioner Scott Keller had no comments.

**H. DIRECTOR REPORTS/COMMENTS**

**1. Finance:**

Director of Finance, Stuart Dezember, provided an update on several finance-related projects:

- I-9 reviews for all staff completed
- Clifton Larson Allen (CPA firm) assisting with 2025 annual report (Due May 30, 2026); on track for timely filing
- State Auditor to begin 2026 audit on June 1 due to \$1M + federal funds expenditure (federal audit required for September deadline)
- President O’Neil confirmed as the board’s audit representative for the upcoming audit

- 2026 Budget deep-dive underway; proposal to schedule special budget workshop with commission for last week of May/first week of June

## 2. Port Attorney

Contract Port Attorney John O’Leary stated that he had no report for regular session; multiple pending items to be discussed in executive session.

## 3. Executive Director (Interim)

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

- Noted new team member: Stuart (CPA, certified court professional manager, CGMA) returning with prior Port experience (2003-2020).
- Recent Activities: Hosted Benton Franklin Council of Governments public meeting.
- Crow Butte master plan open house held in Paterson – well attended, 500+ survey responses as of May 9 (survey open through May 15).
- Attended Commissioner one-on-one meetings, airport training, meetings/luncheons, and site visitations (Steptoe Crossing).
- Upcoming Conferences: WAMA (Airport Manager Quentin Wright & Commissioner O’Neil), WPPA Spring (Marketing & Communications Manager Summers Miya).
- June 4 event honoring Commissioner Larson is being finalized.

### Real Estate Updates:

**Lease modifications/new agreements:** Central WA Corn Processors (10-year lease) and eight additional leases or lease modifications in progress, seven rental prospects, two land prospects

## I. FOR THE GOOD OF THE ORDER

Summers Miya pointed out that this document lists upcoming meetings and events and will be included in the monthly packets for transparency.

## J. EXECUTIVE SESSION

The regular Commission meeting was recessed at 9:25 a.m., with an announcement that an Executive Session would commence at 9:25 a.m. for 45 minutes under RCW 42.30.110(c), (f), (g) and (i) to discuss real estate, evaluate personnel and to discuss potential litigation/legal risks with Port counsel. It was noted that the regular meeting would be reconvened at 10:10 a.m. At 10:10 a.m., 30 minutes were added to the executive session. At 10:40 a.m., 15 minutes were added to the executive session. At 10:55 a.m., 5 minutes were added to the executive session.

The regular meeting was reconvened at 11:00 a.m.

Commissioner Bill O’Neil clarified a few items:

“The Commission gives this update on certain pending employee matters, and to clarify the recent investigations have not been halted.

The investigations are temporarily paused on the advice of legal counsel for due process reasons, pending the ruling by the Washington Supreme Court on the remaining recall petition issues.

Upon the ruling, which is expected in the near term, the investigation will re-commence in the sequential order that they were raised:

1. Investigate complaints involving the Executive Director leadership and management
2. Investigate complaint by the Executive Director of retaliation (for being suspended while the above investigation is ongoing).

Pending the investigation outcome, the Commission will review the results/recommendations and appropriate action will be taken.

Because these are pending legal matters, this concludes our remarks, except to say:

We are proud of the current management and staff at the Port, who are moving the Port forward despite the outside distractions, and we look forward to continued progress on all of the Port's missions."

#### **K. ADJOURNMENT**

Commissioner Bill O'Neil adjourned the meeting at 11:02 a.m.

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Lori Stevens, Commission Secretary

**PORT OF BENTON  
SPECIAL COMMISSION MEETING MINUTES  
May 28, 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.

**PORT STAFF PRESENT:** Ron Branine, Summers Miya, Brandin Lopez, Audrey Burney, Jorge Celestino, Stuart Dezember, Angela Saraceno-Lyman

**ALSO PRESENT:** John O'Leary, Gravis Law; Clif Dyer, Richland Airport; Davis Raile, NBC; Gareth Nisbett

**The following attendees attended via remote communications:** Sheri Collins, Julia Mora, Shaylee Nilsson, Joe Pisca, Mardie Romero.

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

**B. PLEDGE OF ALLEGIANCE:** Commissioner Lori Stevens led those present in reciting the Pledge of Allegiance.

**C. ITEMS OF BUSINESS**

1. Contract Amendment with Tapteal II, LLC for Design Services Reimbursement and Rail Material Purchase

Brandin Lopez, Senior Engineering and Development Manager reviewed the details of a contract amendment with Tapteal II, LLC for design services reimbursement and rail material purchase, highlighting key details of the contract:

- Amendment to the Tapteal II, LLC agreement originally executed in August 2023 for the Port's contribution to the Steptoe project.
- The amendment increases the Port's contribution from \$100,000 to \$112,500 to cover electrical service work that was missed during the initial design. The design portion was managed and funded by the Port.
- Any costs above \$112,500, up to a total project cost of \$130,000, will be reimbursed by the project. Based on the current invoicing of approximately \$105,000, the Port expects to exceed the Port share by completion.
- Staff are recommending approval of this amendment to align responsibilities under the agreement and allow the project to continue moving forward.
- This request also reflects Tapteal's continued investment in the corridor, including more than \$1 million in crossing improvements.

**Commissioner Scott Keller made a motion to approve the Contract amendment with Tapteal II, LLC for designing Services Reimbursement and Rail Material Purchase. Commissioner Lori Stevens seconded the motion, and it was unanimously passed by the Commission.**

2. Relinquishment of Public Access and Utility Easement (Auditor File No. 2018-026350)

Brandin Lopez, Senior Engineering and Development Manager reviewed the relinquishment of public access and utility easement (auditor file no. 2018-026350):

- Relinquishment of existing public access and utility easement.
- The easement is no longer needed for its original purpose or location.
- Removing it will clear title constraints on the property and improve future site flexibility.
- Staff recommend approval to move forward with the relinquishment.

**Commissioner Lori Stevens made a motion to approve the relinquishment of Public Access and Utility Easement (Auditor File No. 2018-026350). Scott Keller seconded the motion, and it was unanimously passed by the Commission.**

3. Access Easement with Central Washington Corn Processors, Inc.

- Establish new easement access with Central Washington Corn Processors.
- This replaces the existing easement and relocates access to the correct location.
- The easement includes two segments:
  - I. Northern Segment: non-exclusive access connection in Logston, allowing shared use by the Port and Port-related businesses.
  - II. Rail Loop segment: more restrictive to protect rail infrastructure and ensure operations are not impacted.
- Staff recommend approval to align access with current operations and support Port and tenant use.

**Commissioner Scott Keller made a motion to approve the access easement with Central Washington Corn Processors, Inc. Commissioner Lori Stevens seconded the motion, and it was unanimously passed by the Commission.**

4. Review 2026 Budget

Stuart Dezember, CPA, Director of Finance, announced that since returning to the Port on April 20, 2026, he has reviewed the 2026 budget. Dezember covered key aspects of the budget and reviewed the timeline of approving the budget.

Dezember noted that a budget workshop was held on October 13, 2025, and the budget was released for public comment at the October 15, 2026, commission meeting after another overview.

Dezember noted that the 2026 budget, including the property tax levy, was approved at a public hearing on November 12, 2026, and the final documents were submitted to Benton County by November 25, 2025, as required.

Dezember stated that the 2026 budget was originally reported and approved as balanced, with a projected surplus of \$185,746.

Dezember stated that after an in-depth review upon his return to the Port, he has discovered that the 2026 budget is not balanced with a deficit of \$1.1 million, identified due to several factors:

- Beginning cash balance understated by \$1,737,004
- Debt issuance for the CERB loan for 2579 Stevens Drive was overstated by \$1,896,000
- Prior year budget carryover was overstated by \$300,000
- 2026 property tax revenue is overstated by \$680,346
  - Port submitted two documents to Benton County on November 25, 2025, regarding the 2026 property tax levy:
    - 2026 property tax levy certification letter requesting \$3.3 million, signed by the former Finance Director
    - Department of Revenue levy certification form requesting \$2.6 million, signed by former Finance Director
  - When the tax levy amount(s) are requested using the DOR form, the tax amounts approved for the actual collection supersede any other amounts.

Dezember explained that the Port was notified of this reduction to the 2026 property tax levy on January 13, 2026, however no action was taken or notice provided to any Port staff or Commissioner. Dezember explained that, upon his return to the Port and review of the budget, the reduction was discovered.

Dezember reviewed the next steps including the possibility of pausing capital projects and updating the timing of grant-eligible expenditures based on current project timelines, staff is also proposing reducing the amount of funds that are being utilized from the project bond fund. Dezember added that formal action on the proposed 2026 budget revisions will be presented for consideration at a future commission meeting.

#### **D. CONVENE EXECUTIVE SESSION**

The special meeting was recessed at 9:20 a.m. It was announced that an Executive Session would commence at 9:20 a.m. for one hour to discuss with legal counsel pursuant to RCW 42.30.110(1) matters relating to real estate, litigation or potential litigation and legal risks.

The special meeting was reconvened at 10:20 a.m.

**E. ADJOURNMENT:** The meeting was adjourned at 10:21 a.m.

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Lori Stevens, Commission Secretary

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

**General Expenses**

Accounts Payable Warrants #:	86062	-	86180		\$ 670,159.33
Electronic Payments:					\$ 6,405.03
Total General Expenses					\$ 676,564.36

**Payroll**

Direct Deposit:					
ACH					\$ 145,895.70
Electronic Payments:					
IRS Payroll Tax Deposit					\$ 52,944.38
Other Payroll Related Payments					\$ 103,495.51
Total Payroll					\$ 302,335.59

**Total General Expenses and Payroll**

**\$ 978,899.95**

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: \_\_\_\_\_ 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 10th day of June, 2026.

_____	President
_____	Vice President
_____	Secretary

Bank	Date	Payee	Document no.	Amount	Cleared	ACH
	5/4/2026	VEN00794--ARG INDUSTRIAL	86062	\$ 15.84	In transit	
	5/4/2026	VEN00044--BENTON PUD	86063	24.78	In transit	
	5/4/2026	VEN00075--CASCADE NATURAL GAS CORP	86064	115.56	In transit	
	5/4/2026	VEN00089--CITY OF RICHLAND	86065	27,734.93	In transit	
	5/4/2026	VEN00102--COLUMBIA BASIN PAPER & SUPPLY	86066	802.12	In transit	
	5/4/2026	VEN00107--COOK'S ACE HARDWARE	86067	77.95	In transit	
	5/4/2026	VEN00113--CROWN PAPER & JANITORIAL INC.	86068	260.74	In transit	
	5/4/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	86069	223.92	In transit	
	5/4/2026	VEN00808--EILEEN GRIFFIN RAY	86070	2,655.00	In transit	
	5/4/2026	VEN00009--GEO WAY ACE HARDWARE	86071	441.95	In transit	
	5/4/2026	VEN00729--HIGH FIVE MOTORSPORTS LLC	86072	1,786.06	In transit	
	5/4/2026	VEN00214--IRRIGATION SPECIALISTS, INC	86073	357.57	In transit	
	5/4/2026	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	86074	174.96	In transit	
	5/4/2026	VEN00236--LES SCHWAB TIRE CENTER STEVENS DR.	86075	163.03	In transit	
	5/4/2026	VEN00249--MAUL FOSTER ALONGI, INC	86076	1,767.50	In transit	
	5/4/2026	VEN00815--MONTAVUE LLC	86077	1,371.16	In transit	
	5/4/2026	VEN00823--PLAY-CREATION INC	86078	4,522.43	In transit	
	5/4/2026	VEN00718--PND ENGINEERS INC	86079	8,477.00	In transit	
	5/4/2026	VEN00305--POCKETINET COMMUNICATIONS, INC.	86080	242.00	In transit	
	5/4/2026	VEN00312--PROSSER NAPA	86081	223.91	In transit	
	5/4/2026	VEN00326--RGW ENTERPRISES P.C. INC	86082	14,863.00	In transit	
	5/4/2026	VEN00359--STEEBER'S LOCK SERVICE, LLC	86083	102.18	In transit	
	5/4/2026	VEN00346--THE SHERWIN-WILLIAMS CO.	86084	44.16	In transit	
	5/4/2026	VEN00414--VERIZON COMMUNICATIONS INC	86085	1,897.05	In transit	
	5/4/2026	VEN00532--VIC'S AUTO PARTS & SUPPLY	86086	16.85	In transit	
	5/4/2026	VEN00449--ZIPLY FIBER	86087	93.57	In transit	
	5/4/2026	10032--Bell, Bryan	86088	714.65	In transit	
	5/4/2026	10045--Celestino Barragan, Jorge	86089	931.40	In transit	
	5/12/2026	VEN00013--AHBL, INC.	86090	6,569.00	In transit	
	5/12/2026	VEN00075--CASCADE NATURAL GAS CORP	86091	11,424.44	In transit	
	5/12/2026	VEN00071--CITY OF PROSSER	86092	7,062.65	In transit	
	5/12/2026	VEN00089--CITY OF RICHLAND	86093	16,427.20	In transit	
	5/12/2026	VEN00782--COLUMBIA SWEEPING SERVICE INC	86094	39,309.21	In transit	
	5/12/2026	VEN00822--COMET ELECTRONICS LLC	86095	59,200.00	In transit	
	5/12/2026	VEN00105--CONNELL OIL, INC	86096	4,042.42	In transit	
	5/12/2026	VEN00107--COOK'S ACE HARDWARE	86097	51.99	In transit	
	5/12/2026	VEN00009--GEO WAY ACE HARDWARE	86098	152.85	In transit	
	5/12/2026	VEN00201--HEALTH CARE AUTHORITY	86099	45,166.27	In transit	
	5/12/2026	VEN00729--HIGH FIVE MOTORSPORTS LLC	86100	2,340.29	In transit	
	5/12/2026	VEN00492--INLAND ASPHALT COMPANY	86101	61,401.00	In transit	
	5/12/2026	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	86102	287.57	In transit	
	5/12/2026	VEN00291--KENNEWICK RANCH AND HOME	86103	947.55	In transit	

5/12/2026	VEN00380--MCCLATCHY COMPANY	86104	1,328.08	In transit
5/12/2026	VEN00815--MONTAVUE LLC	86105	1,502.82	In transit
5/12/2026	VEN00302--PLATT ELECTRIC SUPPLY, INC	86106	346.05	In transit
5/12/2026	VEN00312--PROSSER NAPA	86107	164.05	In transit
5/12/2026	VEN00315--PURCHASE POWER	86108	207.59	In transit
5/12/2026	VEN00783--PYE-BARKER FIRE & SAFETY dba MOON SECURITY SERVICES	86109	1,939.73	In transit
5/12/2026	VEN00464--ROCKABILLY ROASTING CO.	86110	115.00	In transit
5/12/2026	VEN00450--SANDY'S TROPHIES	86111	23.41	In transit
5/12/2026	VEN00334--SANITARY DISPOSAL, INC.	86112	418.91	In transit
5/12/2026	VEN00636--SENSKE LAWN & TREE CARE LLC	86113	825.36	In transit
5/12/2026	VEN00814--SIMPLIVERIFIED LLC	86114	404.00	In transit
5/12/2026	VEN00352--SMARSH, INC.	86115	11,976.34	In transit
5/12/2026	VEN00385--THE HOME DEPOT CRC/GEFC	86116	1,304.71	In transit
5/12/2026	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	86117	1,904.00	In transit
5/12/2026	VEN00483--YARDI SYSTEMS, INC.	86118	5,289.58	In transit
5/12/2026	VEN00449--ZIPLY FIBER	86119	510.32	In transit
5/12/2026	VEN00449--ZIPLY FIBER	86120	270.92	In transit
5/12/2026	10041--Burney, Audrey	86121	366.56	In transit
5/12/2026	10026--Stevens, Lori	86122	113.10	In transit
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5/15/2026	VEN00035--ASSOCIATION OF WASHINGTON BUSINESS	86124	750.00	In transit
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5/15/2026	VEN00053--BENTON RURAL ELEC ASSOCIATION	86126	243.92	In transit
5/15/2026	VEN00059--BENTON-FRANKLIN HEALTH DEPT	86127	30.00	In transit
5/15/2026	VEN00629--CHICAGO TITLE OF WASHINGTON	86128	761.60	In transit
5/15/2026	VEN00290--CI-PW, LLC (Paradise Bottled Water)	86129	73.98	In transit
5/15/2026	VEN00234--CITY OF RICHLAND LANDFILL	86130	50.61	In transit
5/15/2026	VEN00077--COLUMBIA BASIN IT	86131	3,482.76	In transit
5/15/2026	VEN00120--DBT TRANSPORTATION SERVICES LLC	86132	741.68	In transit
5/15/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	86133	391.32	In transit
5/15/2026	VEN00143--DSD BUSINESS SYSTEMS	86134	318.24	In transit
5/15/2026	VEN00540--GLACIER SUPPLY GROUP, LLC	86135	2,788.84	In transit
5/15/2026	VEN00200--HDR ENGINEERING, INC	86136	924.25	In transit
5/15/2026	VEN00229--KELLEY'S TELE-COMMUNICATION, INC.	86137	160.00	In transit
5/15/2026	VEN00510--LIFESECURE INSURANCE COMPANY	86138	448.20	In transit
5/15/2026	VEN00297--PERSONAL TOUCH CLEANING, INC.	86139	32,668.58	In transit
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5/15/2026	VEN00365--STRATTON SURVEYING & MAPPING	86141	380.00	In transit
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5/22/2026	VEN00469--CENTURY WEST ENGINEERING CORP	86150	35,591.46	In transit	
5/22/2026	VEN00083--CENTURLINK	86151	142.34	In transit	
5/22/2026	VEN00321--CI INFORMATION MANAGEMENT	86152	51.23	In transit	
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5/22/2026	VEN00009--GEO WAY ACE HARDWARE	86157	305.36	In transit	
5/22/2026	VEN00601--GRAVIS LAW PLLC	86158	54,216.98	In transit	
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5/22/2026	VEN00222--JOHN DEERE FINANCIAL (RDO EQUIPMENT)	86160	2,571.39	In transit	
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5/22/2026	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPL	86162	980.98	In transit	
5/22/2026	VEN00737--KOPPERS INC	86163	40,053.55	In transit	
5/22/2026	VEN00242--LIBERTY LAWN & SAW	86164	417.38	In transit	
5/22/2026	VEN00481--MORRISON METALWELD PROCESS CORPORATIO	86165	8,644.17	In transit	
5/22/2026	VEN00262--MR. ROOTER PLUMBING	86166	1,848.51	In transit	
5/22/2026	VEN00299--PHASE 2 ELECTRIC, INC.	86167	8,048.59	In transit	
5/22/2026	VEN00302--PLATT ELECTRIC SUPPLY, INC	86168	713.28	In transit	
5/22/2026	VEN00315--PURCHASE POWER	86169	246.46	In transit	
5/22/2026	VEN00326--RGW ENTERPRISES P.C. INC	86170	13,317.50	In transit	
5/22/2026	VEN00704--RICHLAND CHAMBER OF COMMERCE	86171	1,500.00	In transit	
5/22/2026	VEN00536--SPECK CHEVROLET BUICK OF PROSSER	86172	2,067.33	In transit	
5/22/2026	VEN00402--UNDERGROUND CREATIVE, LLC	86173	2,672.40	In transit	
5/22/2026	VEN00532--VIC'S AUTO PARTS & SUPPLY	86174	132.81	In transit	
5/22/2026	VEN00483--YARDI SYSTEMS, INC.	86175	46,009.75	In transit	
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5/22/2026	10033--Mora, Julia	86177	585.00	In transit	
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5/29/2026	VEN00044--BENTON PUD	86179	25.24	In transit	
5/29/2026	10036--Scaroni, Christopher	86180	772.00	In transit	
5/28/2026	VEN00639--CWW LLC (COLUMBIA RAIL)	Voided - 083138	-3,340.16	In transit	
5/27/2026	VEN00239--WASHINTGON STATE DEPT OF REVENUE	01/26 B&O		In transit	\$ 2,437.11
5/27/2026	VEN00239--WASHINTGON STATE DEPT OF REVENUE	02/26 B&O		In transit	1,944.57
5/27/2026	VEN00239--WASHINTGON STATE DEPT OF REVENUE	03/26 B&O		In transit	2,023.35
5/6/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS	050626DCP		In transit	4,216.79
5/8/2026	VEN00215--INTERNAL REVENUE SERVICE	050826FT		In transit	25,147.79
5/8/2026	VEN00215--INTERNAL REVENUE SERVICE	050826FTCO		In transit	1,588.95
5/22/2026	VEN00215--INTERNAL REVENUE SERVICE	052226FT		In transit	26,207.64
5/16/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS	051626DCP		In transit	4,216.79
5/8/2026	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	50826DSHS		In transit	100.00
5/22/2026	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	52226DSHS		In transit	100.00



**RESOLUTION 26-36**

**A RESOLUTION OF THE PORT OF BENTON, WASHINGTON,  
APPROVING THE SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM  
FOR THE YEARS 2027–2032**

**WHEREAS**, pursuant to the requirement of RCW 35.77.010, the Port of Benton, prepared a Six-Year Transportation Improvement Program for the ensuing calendar years of 2027-2032 inclusive, and

**WHEREAS**, public notice of a hearing on the proposed Six-Year Transportation Improvement Program was provided on May 27, 2026; and

**WHEREAS**, the Port of Benton Commission conducted a public hearing on June 10, 2026, at 8:35 a.m. at the Port of Benton Commission Meeting Room in Richland, Washington, to receive public comment on the proposed program;

**NOW, THEREFORE**, the Commissioners of the Port of Benton, Benton County, Washington, do hereby resolve that the Six-Year Transportation Improvement Program, set forth as Exhibit A, attached hereto and incorporated herein by this reference, is hereby adopted as the official SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM for the years 2027 through 2032, inclusive.

**THIS RESOLUTION OF THE PORT OF BENTON ADOPTED** by the Commission at its regular meeting held this 10th day of June 2026.

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

## **RESOLUTION 26-37**

### **A RESOLUTION OF THE PORT OF BENTON AUTHORIZING AN AGREEMENT BETWEEN THE WASHINGTON STATE COMMUNITY ECONOMIC REVITALIZATION BOARD FOR AID IN FINANCING THE COSTS OF IMPROVEMENTS FOR THE 2579 STEVENS DRIVE AND NEW OFFICE FACILITIES RELATED THERETO WITHIN THE RICHLAND BUSINESS PARK**

**WHEREAS**, the Community Economic Revitalization Board (CERB), or the State of Washington Department of Community Trade and Economic Development, is authorized to make grants to qualified applicants of Washington State Municipalities, including the Port of Benton, located in a designated county; and

**WHEREAS**, the Port of Benton submitted a CERB application via Resolution 24-35 to support the Port's 2579 Stevens Drive facility and new office facilities that were approved by the CERB board; and

**WHEREAS**, the project aligns with the Port of Benton Comprehensive Plan to grow and expand existing and new industrial businesses, support energy and value-added agricultural careers and bring economic diversification to the region.

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

1. That Ron Branine, the Interim Executive Director and Stuart Dezember, CPA, Director of Finance for the Port, be and they are hereby authorized and directed to execute, on behalf of the Port of Benton, a final contract between CERB and the Port of Benton and such other documents as may be required for securing aid in financing the cost of the above-described public facilities.
2. The Port of Benton Commission has accepted the offer of the loan from CERB in the amount of \$2,400,000.00, said loan to bear interest at the rate of 3% per annum.

Repayment of said general obligation loan shall be consistent with the terms provided in the signed Initial Offer of Financial Aid and more particularly as follows:

This Offer Consists of:

- General Obligation Loan of \$2,400,000
- Interest Rate: 3.0 percent (%) per annum on the outstanding principal balance
- Term: 20 years Maximum

A copy of said Initial Offer of Financial Aid is attached hereto, designated as Exhibit A, and made a part hereof as though set forth herein in full.

The Port of Benton reserves the right to accelerate payments on principal and eliminate interest on any accelerated principal payments.

This obligation shall be considered as a legal general obligation of the Port of Benton, and the Port hereby pledges its full faith and credit to the payment thereof.

3. The Port of Benton shall establish a separate fund to be known as the CERB Fund. Establishment of this fund applies to CERB grants and loans. In the case of a loan, there shall be sufficient budget dollars placed in this fund to meet the above-detailed repayment schedule. The source of payment is the Port of Benton's budget.

**THIS RESOLUTION OF THE PORT OF BENTON WAS ADOPTED** by the Commission at its regular meeting held this 10<sup>th</sup> day of June, 2026.

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

**Resolution 26-37, Exhibit A**

Washington State  
**Community Economic Revitalization Board**

**Initial Offer of Financial Aid**

**Port of Benton**

Federal Tax Number: **91-0750272**

Offer Date: **May 15, 2025**

The Community Economic Revitalization Board (CERB) is authorized by chapter 43.160 RCW to provide funds to political subdivisions to assist in financing the cost of certain public facilities. This Initial Offer of Financial aid is contingent upon the availability of CERB funds. CERB hereby offers to make funds available to the **Port of Benton**, hereafter referred to as the "Contractor," in order to aid in financing the cost of, or improvements to, public facilities consisting of **Port of Benton 2579 Stevens Modernization** as described in the application (hereafter collectively referred to as the "Project").

This offer consists of:

- General Obligation loan of \$2,400,000
- Interest rate: 3.0 percent (%) per annum on the outstanding principal balance
- Term: 20 years maximum

This offer is subject to completion of pre-contract conditions, as described in Attachment A.

A final contract shall be developed by CERB prior to disbursement of funds. No project costs incurred prior to this offer date will be reimbursed by CERB. In the event a final contract is not executed, no CERB funds will be disbursed.

If accepted, this Initial Offer of Financial Aid must be signed and returned to CERB by **June 30, 2025**.

**ACCEPTANCE**

FOR THE CONTRACTOR

FOR CERB

Signed by:



B244C580151C4BC...

Diahann Howard, Executive Director  
Port of Benton

DocuSigned by:



E800027150D4444...

Michael Echanove, Chair  
Community Economic Revitalization Board

Date: 5/22/2025 | 7:25 AM PDT

Date: 5/22/2025 | 7:41 AM PDT

## Certificate Of Completion

Envelope Id: 4D900110-6E1D-474D-844E-2C097289326B

Status: Completed

Subject: Complete with Docusign: Benton, Port of - CERB IOFA - S25-790A0-310.pdf

Division:

Local Government

Program: CERB

ContractNumber: S25-790A0-310

DocumentType:

Other

Source Envelope:

Document Pages: 1

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Barbara Smith

AutoNav: Enabled

1011 Plum Street SE

Envelopeld Stamping: Enabled

MS 42525

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Olympia, WA 98504-2525

barbara.smith@commerce.wa.gov

IP Address: 198.239.106.246

## Record Tracking

Status: Original

Holder: Barbara Smith

Location: DocuSign

5/19/2025 11:02:15 AM

barbara.smith@commerce.wa.gov

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: Washington State Department of Commerce

Location: Docusign

## Signer Events

### Signature

### Timestamp

Diahann Howard

Signed by:

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Sent: 5/19/2025 11:04:05 AM

dhoward@portofbenton.com

Viewed: 5/22/2025 7:25:11 AM

Executive Director

Signed: 5/22/2025 7:25:51 AM

Security Level: Email, Account Authentication (None)

Signature Adoption: Uploaded Signature Image

Using IP Address: 66.119.197.140

## Electronic Record and Signature Disclosure:

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Michael Echanove

DocuSigned by:

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Sent: 5/22/2025 7:25:52 AM

Echanove@palouse.com

Viewed: 5/22/2025 7:41:15 AM

Security Level: Email, Account Authentication (None)

Signed: 5/22/2025 7:41:39 AM

Signature Adoption: Pre-selected Style

Using IP Address: 64.126.186.121

## Electronic Record and Signature Disclosure:

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## In Person Signer Events

### Signature

### Timestamp

## Editor Delivery Events

### Status

### Timestamp

## Agent Delivery Events

### Status

### Timestamp

## Intermediary Delivery Events

### Status

### Timestamp

## Certified Delivery Events

### Status

### Timestamp

<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Certified Delivered	Security Checked	5/22/2025 7:41:15 AM
Signing Complete	Security Checked	5/22/2025 7:41:39 AM
Completed	Security Checked	5/22/2025 7:41:39 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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From time to time, Washington State Department of Commerce (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.15 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact Washington State Department of Commerce:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [docusign@commerce.wa.gov](mailto:docusign@commerce.wa.gov)

### **To advise Washington State Department of Commerce of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [docusign@commerce.wa.gov](mailto:docusign@commerce.wa.gov) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from Washington State Department of Commerce**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [docusign@commerce.wa.gov](mailto:docusign@commerce.wa.gov) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with Washington State Department of Commerce**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [docusign@commerce.wa.gov](mailto:docusign@commerce.wa.gov) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

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### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Washington State Department of Commerce as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Washington State Department of Commerce during the course of your relationship with Washington State Department of Commerce.

## **RESOLUTION 26-38**

### **A RESOLUTION OF THE PORT OF BENTON AUTHORIZING AN AMENDMENT TO CONTRACT FOR RAILROAD SERVICES RELATED TO TRACKAGE RIGHTS AND CAR CHARGE**

**WHEREAS**, the rail infrastructure was originally constructed by the United States Atomic Energy Commission in 1947 (commonly referred to as the “Southern Connection”) and subsequently transferred to the Port in 1998 (the “Trackage Lines”); and

**WHEREAS**, the Trackage Lines are utilized by Union Pacific Railroad (“UPR”) and BNSF Railway (“BNSF”) to provide freight service to Port tenants and regional industries; and

**WHEREAS**, beginning in early 2024, the Port initiated a comprehensive evaluation of long-term rail system maintenance funding and engaged JCG Consulting to conduct a rail car charge study; and

**WHEREAS**, throughout 2024 and 2025, the Port engaged in ongoing negotiations with Class I railroad operators, including BNSF and UPR, regarding implementation of rail car facility use charges and trackage rights maintenance fees; and

**WHEREAS**, the proposed Amendment to the 1947 Contract for Railroad Services includes a trackage rights maintenance fee of \$71 per rail car, effective October 1, 2025, with provisions allowing for periodic review and adjustment, generally every three years; and

**WHEREAS**, based on historical rail activity between 2017 and 2024, the average annual volume is approximately 10,332 rail cars; and

**WHEREAS**, the car charge applies to both the Port-owned Trackage Lines and the City of Richland track, and the Port is coordinating with the City of Richland through an interlocal agreement to define maintenance responsibilities and ensure consistent operations and safety standards across the system; and

**WHEREAS**, the proposed Amendment to the 1947 Contract establishes a trackage rights maintenance fee to fund ongoing rail system maintenance and maintain required track standards; and

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

1. The Port of Benton hereby approves the Amendment to the Contract for Railroad Services (Trackage Rights) (the “Amendment”) with Union Pacific Railroad and BNSF, substantially in the form presented to the Commission including all exhibits and attachments thereto, establishing a trackage rights maintenance fee and related provisions.
2. The Amendment implements a car charge (trackage rights maintenance fee) on rail cars operating over the Port’s Trackage Lines.

3. The Interim Executive Director is authorized to execute the Amendment in substantially the form presented and to take all necessary actions to implement this resolution, including making non-material revisions or corrections to the Amendment that are consistent with the intent of this Resolution.

**THIS RESOLUTION OF THE PORT OF BENTON ADOPTED** by the Commission at its regular meeting held this 10<sup>th</sup> day of June 2026.

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

**RESOLUTION NO. 26-39**

**A RESOLUTION OF THE PORT OF BENTON COMMISSION AUTHORIZING A LEASE AMENDMENT AND MODIFICATION AGREEMENT WITH COLLEEN B. COOK FOR PROPERTY LOCATED AT THE RICHLAND AIRPORT SKYPARK**

**WHEREAS**, the Port of Benton (“Port”) is a Washington municipal corporation authorized under RCW Title 53 to lease and manage real property under its jurisdiction; and

**WHEREAS**, the Port and Colleen B. Cook (“Lessee”) are parties to that certain Lease Agreement dated May 22, 1979, as amended (the “Lease”), concerning property located at the Richland Airport Skypark; and

**WHEREAS**, the Lease originally provided for a forty (40)-year term beginning July 11, 1976, including renewal options and certain end-of-term rights; and

**WHEREAS**, the Lease includes a Right of First Refusal (“ROFR”) providing that, upon certain triggering events, the Lessee has the right to purchase the site and Port-owned improvements or, alternatively, the Port may be required to purchase Lessee-owned improvements at fair market value; and

**WHEREAS**, the Port and Lessee require additional time to complete actions contemplated under the ROFR and to finalize valuation, disposition, or acquisition of improvements consistent with the Lease; and

**WHEREAS**, staff has negotiated a Lease Amendment and Modification Agreement (“Amendment”) that extends the term of the Lease for one (1) year, from July 11, 2026, through July 10, 2027, for the limited purpose of completing such actions; and

**WHEREAS**, the Amendment maintains all existing terms and conditions of the Lease, including the ROFR, and expressly provides that the extension shall not be construed as a waiver of the Port’s rights or a commitment to sell any Port property; and

**WHEREAS**, the Commission finds that entering into the Amendment is in the best interest of the Port and consistent with its statutory powers and fiduciary obligations.

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

**Section 1. Approval of Amendment**

The Lease Amendment and Modification Agreement between the Port of Benton and Colleen B. Cook, substantially in the form presented to the Commission, is hereby approved.

**Section 2. Authorization to Execute**

The Executive Director, or his/her designee, is authorized to execute the Amendment on behalf of the Port, and to make such non-material revisions as may be necessary to finalize the document, consistent with the intent of this Resolution.

**Section 3. No Waiver of Rights**

Nothing in this Resolution or the Amendment shall be deemed to waive any rights or obligations of the Port under the Lease, including but not limited to rights relating to the ROFR, valuation processes, or disposition of Port property.

**Section 4. Compliance with Law**

This action is taken pursuant to the Port's authority under RCW Title 53 and is subject to all applicable laws governing port district property and leasing.

ADOPTED by the Port Commission of the Port of Benton at a regular meeting thereof held on the 10<sup>th</sup> day of June, 2026.

**PORT OF BENTON COMMISSION**

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

**RESOLUTION NO. 26-40**

**A RESOLUTION OF THE PORT OF BENTON COMMISSION AUTHORIZING A LEASE AMENDMENT AND MODIFICATION AGREEMENT WITH VERDON LLC FOR PROPERTY LOCATED AT THE RICHLAND AIRPORT SKYPARK - TRADE CENTER**

**WHEREAS**, the Port of Benton (“Port”) is a Washington municipal corporation authorized under RCW Title 53 to lease and manage real property under its jurisdiction; and

**WHEREAS**, the Port and Verdon LLC (“Lessee”) are parties to that certain Lease Agreement dated May 22, 1979, originally entered into with L. Vernon Cook and Donna Faye Cook and subsequently assigned to Verdon LLC pursuant to that certain assignment and Conveyance Agreement dated July 7, 2004 (the “Lease”), concerning property located at the Richland Airport Skypark; and

**WHEREAS**, the Lease originally provided for a twenty-five (25)-year term beginning July 11, 1976, including renewal options and certain end-of-term rights; and

**WHEREAS**, the Lease includes a Right of First Refusal (“ROFR”) providing that, upon certain triggering events, the Lessee has the right to purchase the site and Port-owned improvements or, alternatively, the Port may be required to purchase Lessee-owned improvements at fair market value; and

**WHEREAS**, the Port and Lessee require additional time to complete actions contemplated under the ROFR and to finalize valuation, disposition, or acquisition of improvements consistent with the Lease; and

**WHEREAS**, staff has negotiated a Lease Amendment and Modification Agreement (“Amendment”) that extends the term of the Lease for one (1) year, from July 11, 2026, through July 10, 2027, for the limited purpose of completing such actions; and

**WHEREAS**, the Amendment maintains all existing terms and conditions of the Lease, including the ROFR, and expressly provides that the extension shall not be construed as a waiver of the Port’s rights or a commitment to sell any Port property; and

**WHEREAS**, the Commission finds that entering into the Amendment is in the best interest of the Port and consistent with its statutory powers and fiduciary obligations.

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

**Section 1. Approval of Amendment**

The Lease Amendment and Modification Agreement between the Port of Benton and Verdon LLC, substantially in the form presented to the Commission, is hereby approved.

**Section 2. Authorization to Execute**

The Executive Director, or his/her designee, is authorized to execute the Amendment on behalf of the Port, and to make such non-material revisions as may be necessary to finalize the document, consistent with the intent of this Resolution.

**Section 3. No Waiver of Rights**

Nothing in this Resolution or the Amendment shall be deemed to waive any rights or obligations of the Port under the Lease, including but not limited to rights relating to the ROFR, valuation processes, or disposition of Port property.

**Section 4. Compliance with Law**

This action is taken pursuant to the Port’s authority under RCW Title 53 and is subject to all applicable laws governing port district property and leasing.

ADOPTED by the Port Commission of the Port of Benton at a regular meeting thereof held on the 10<sup>th</sup> day of June, 2026.

**PORT OF BENTON COMMISSION**

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Bill O’Neill, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

**RESOLUTION NO. 26-41**

**A RESOLUTION OF THE PORT OF BENTON COMMISSION AUTHORIZING A LEASE AMENDMENT AND MODIFICATION AGREEMENT WITH VERDON LLC FOR PROPERTY LOCATED AT THE RICHLAND AIRPORT SKYPARK – AZURDATA CENTER**

**WHEREAS**, the Port of Benton (“Port”) is a Washington municipal corporation authorized under RCW Title 53 to lease and manage real property under its jurisdiction; and

**WHEREAS**, the Port and Verdon LLC (“Lessee”) are parties to that certain Lease Agreement dated May 22, 1979, originally entered into with L. Vernon Cook and Donna Faye Cook and subsequently assigned to Verdon LLC pursuant to that certain assignment and Conveyance of the Azurdata building dated on or about May 15, 2000, and further documented in March 2001 (the “Lease”), concerning property located at the Richland Airport Skypark; and

**WHEREAS**, the Lease originally provided for a twenty-five (25)-year term beginning July 11, 1976, including renewal options and certain end-of-term rights; and

**WHEREAS**, the Lease includes a Right of First Refusal (“ROFR”) providing that, upon certain triggering events, the Lessee has the right to purchase the site and Port-owned improvements or, alternatively, the Port may be required to purchase Lessee-owned improvements at fair market value; and

**WHEREAS**, the Port and Lessee require additional time to complete actions contemplated under the ROFR and to finalize valuation, disposition, or acquisition of improvements consistent with the Lease; and

**WHEREAS**, staff has negotiated a Lease Amendment and Modification Agreement (“Amendment”) that extends the term of the Lease for one (1) year, from July 11, 2026, through July 10, 2027, for the limited purpose of completing such actions; and

**WHEREAS**, the Amendment maintains all existing terms and conditions of the Lease, including the ROFR, and expressly provides that the extension shall not be construed as a waiver of the Port’s rights or a commitment to sell any Port property; and

**WHEREAS**, the Commission finds that entering into the Amendment is in the best interest of the Port and consistent with its statutory powers and fiduciary obligations.

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

**Section 1. Approval of Amendment**

The Lease Amendment and Modification Agreement between the Port of Benton and Verdon LLC, relating to the Azurdata Center property, substantially in the form presented to the Commission, is hereby approved.

**Section 2. Authorization to Execute**

The Executive Director, or his/her designee, is authorized to execute the Amendment on behalf of the Port, and to make such non-material revisions as may be necessary to finalize the document, consistent with the intent of this Resolution.

**Section 3. No Waiver of Rights**

Nothing in this Resolution or the Amendment shall be deemed to waive any rights or obligations of the Port under the Lease, including but not limited to rights relating to the ROFR, valuation processes, or disposition of Port property.

**Section 4. Compliance with Law**

This action is taken pursuant to the Port’s authority under RCW Title 53 and is subject to all applicable laws governing port district property and leasing.

ADOPTED by the Port Commission of the Port of Benton at a regular meeting thereof held on the 10<sup>th</sup> day of June, 2026.

**PORT OF BENTON COMMISSION**

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Bill O’Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

## RESOLUTION NO. 26-42

### A RESOLUTION OF THE PORT OF BENTON APPROVING THE THIRD AMENDMENT OF THE PURCHASE AND SALE AGREEMENT BETWEEN PACIFIC GREEN FERTILIZER (AKA ATLAS AGRO) AND THE PORT OF BENTON

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

**WHEREAS**, the Parties executed a First Amendment to the PSA on February 15, 2024, pursuant to which environmental review, including National Environmental Policy Act (NEPA) processes, and significant engineering investment was made; and

**WHEREAS**, the Parties executed a Second Amendment to the PSA dated October 15, 2025, extending the timeline for pre-development activities and closing in order to allow additional time for regulatory approvals and project advancement;

**WHEREAS**, the Purchaser continues to advance pre-development activities, including coordination with utility providers, regulatory agencies, and project partners necessary to support a large-scale industrial development; and

**WHEREAS**, the Parties desire to further amend the PSA to extend the timeline for pre-development activities and closing to allow additional time to complete regulatory processes and address factors outside the control of the Parties, including tariffs, utility equipment availability, and Bonneville Power Administration interconnection; and

**WHEREAS**, the Port Commission has determined that extending the Agreement, subject to conditions and continued oversight, supports the Port's economic development mission while preserving the Port's flexibility, protections, and control over the Property;

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

#### **1. Approval of Third Amendment**

The Port Commission hereby approves the Third Amendment to the PSA between the Port and Pacific Green Fertilizer Corp., substantially in the form presented to the Commission.

#### **2. Key Terms Acknowledged**

The Commission acknowledges that the Third Amendment includes, among other provisions:

- Extension of the Pre-Development Activities period through July 31, 2027;
- Requirement for Purchaser to provide a written progress report to the Port;

- Continued requirement that any further extensions be subject to Port Commission approval;
- Extension of utility coordination timelines, including electrical service and BPA interconnection; and
- Modification of the Closing timeline to align with project milestones such as Final Investment Decision and Notice to Proceed.

### **3. Continued Oversight and Discretion**

The Commission expressly provides that:

- Any future extensions of the PSA shall require formal approval by the Port Commission;
- The Third Amendment does not grant any vested right to extension or closing; and
- The Port retains full discretion to evaluate future requests based on project progress and public benefit.

### **4. Authorization to Execute**

The Interim Executive Director, or designee, is hereby authorized to:

- Execute the Third Amendment;
- Make such non-material changes, corrections, and revisions as may be necessary and consistent with the intent of this Resolution; and
- Execute any additional documents necessary to carry out the intent of this Resolution and the Amendment.

### **5. Ratification**

Any prior acts consistent with the authority provided by this Resolution are hereby ratified and confirmed.

### **6. Effective Date**

This Resolution shall take effect immediately upon adoption.

ADOPTED by the Port Commission of the Port of Benton at a regular meeting on the 10<sup>th</sup> day of June, 2026.

SIGNATURE PAGE IS ON NEXT PAGE

**PORT OF BENTON COMMISSION**

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

## RESOLUTION NO. 26-43

### A RESOLUTION OF THE PORT OF BENTON AUTHORIZING THE EXECUTION OF A CONDITIONAL RELEASE OF GROUND LEASE WITH CENTRAL WASHINGTON CORN PROCESSORS, INC., AND PROVIDING FOR RELATED MATTERS

**WHEREAS**, the Port of Benton (the “Port”) is a municipal corporation organized under RCW Title 53 with authority to lease and manage real property for industrial and economic development purposes; and

**WHEREAS**, the City of Richland, as original lessor, entered into that certain Ground Lease Agreement dated December 12, 2013, Contract No. 136-13 (the “Ground Lease”), with Central Washington Transfer Terminal, LLC, which leasehold interest was subsequently assigned to Central Washington Corn Processors, Inc. (the “Lessee”); and

**WHEREAS**, the City of Richland assigned its interest as lessor under the Ground Lease to the Port pursuant to that certain Assignment of Lease recorded January 7, 2025, under Benton County Auditor File No. 2025-000424; and

**WHEREAS**, the Lessee is in the process of selling certain improvements and/or interests associated with the leased premises (the “Premises”) to a third-party purchaser (the “Sale”); and

**WHEREAS**, the Port is concurrently negotiating a new ground lease with Bunge USA Grain, LLC (the “Bunge Lease”) for redevelopment and continued industrial use of the Premises; and

**WHEREAS**, the Port desires to facilitate the transition of the Premises to a new tenant while ensuring no lapse in contractual control, continued compliance with public agency obligations, and preservation of enforceable rights under the existing Ground Lease until all required conditions are satisfied; and

**WHEREAS**, the Port and Lessee have negotiated a Release of Lease (the “Release”) that provides for termination of the Ground Lease only upon satisfaction of specific conditions precedent, including:

- Approval of the Bunge Lease by the Port Commission; and
- Closing of the Sale;

**WHEREAS**, the Release ensures that:

- The Ground Lease remains in full force and effect until such conditions are satisfied;
- The Lessee remains fully responsible for all obligations until termination; and
- Certain obligations, including environmental liabilities, indemnities, and accrued payment obligations, survive termination; and

**WHEREAS**, the Commission finds that entering into the Release, subject to conditions precedent, is in the best interest of the Port and consistent with its economic development mission, while maintaining audit defensibility and protecting public assets.

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

**Section 1. Approval of Release**

The Port Commission hereby approves the form of the Release of Lease with Central Washington Corn Processors, Inc., substantially in the form presented to the Commission.

**Section 2. Conditional Effect**

The Commission expressly finds and confirms that:

- The Release is conditional and shall not terminate the Ground Lease unless and until all Conditions Precedent are satisfied;
- The Ground Lease shall remain in full force and effect until such time; and
- No relinquishment of Port rights occurs prior to the Effective Date defined in the Release.

**Section 3. Authorization to Execute**

The Interim Executive Director, or his designee, is hereby authorized to:

- Execute the Release;
- Make such non-material edits, corrections, or clarifications as may be necessary and consistent with this Resolution; and
- Execute any additional documents necessary to effectuate the intent of the Release, including documents required for recording or closing.

**Section 4. Protection of Port Interests**

The Commission directs that:

- All obligations of the Lessee under the Ground Lease shall remain enforceable until the Effective Date;
- Any obligations that expressly survive termination, including indemnity and environmental provisions, shall be preserved and enforceable; and
- Termination shall not occur unless both the Bunge Lease is approved by the Commission and the Sale is closed.

**Section 5. Ratification**

Any prior acts consistent with the authority granted in this Resolution are hereby ratified and confirmed.

**Section 6. Effective Date of Resolution**

This Resolution shall take effect immediately upon adoption.

ADOPTED by the Port Commission of the Port of Benton at a regular meeting on the 10<sup>th</sup> day of June 2026.

**PORT OF BENTON COMMISSION**

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

**RESOLUTION NO. 26-44**  
**A RESOLUTION OF THE PORT OF BENTON APPROVING A LEASE AGREEMENT WITH BUNGE**  
**USA GRAIN, LLC**

**WHEREAS**, the Port of Benton (Port) is authorized to enter into certain leases upon such terms as the Port Commission deems proper; and

**WHEREAS**, the Port has identified in its long-term strategic plan the desire to develop industries served by rail; and

**WHEREAS**, the Port leased approximately twenty-five (25) acres to Central Washington Corn Processors, Inc. ("CWCP") for the construction, operation, and maintenance of a rail loop track for delivery of animal feeds via manifest and unit trains delivered across the Port of Benton industrial Southern Connection track ("Prior Lease"), which Prior Lease terminates on December 31, 2028; and

**WHEREAS**, CWCP is in the process of selling its assets and leasehold interests associated with the Premises (the "Sale") to Bunge USA Grain, LLC a Delaware Limited Liability company ("Bunge"); and

**WHEREAS**, the Port Commission is concurrently considering approval of a conditional release of the Prior Lease with CWCP (the "Release"), which provides that termination of the Prior Lease shall occur only upon satisfaction of specific conditions precedent, including:

1. Approval of a new lease agreement with Bunge; and
2. Closing of the Sale;

**WHEREAS**, the Port and Bunge have negotiated a Lease Agreement (the "Lease Agreement") providing for the lease of approximately 26.57 acres of Port-owned land for continued operation of a rail loop track, service road, and related industrial uses (the "Premises");

**WHEREAS**, the Lease Agreement provides for an initial term of ten (10) years, with up to three (3) optional renewal terms of five (5) years each, for a potential total lease term of twenty-five (25) years, subject to the terms and conditions of the Lease Agreement; and

**WHEREAS**, the Lease Agreement establishes a structured rent schedule beginning at \$10,000 per month plus applicable leasehold excise tax, with scheduled increases over the initial term and a two percent (2%) annual escalation thereafter, as set forth in the Lease Agreement and its exhibits; and

**WHEREAS**, the Lease Agreement includes additional consideration in the form of a Right of First Refusal ("ROFR"), for which Lessee shall pay one percent (1%) of monthly rent, representing consideration for the grant of such right and associated limitations on the Port's future disposition of property;

**WHEREAS**, permitted uses of the Premises include the installation, operation, maintenance, repair, and replacement of a rail loop track and the receiving, shipping, storing, and transloading of permitted products, including agricultural and related commodities, subject to the restrictions set forth in the Lease Agreement; and

**WHEREAS**, the Lease Agreement includes provisions addressing track construction and maintenance standards, insurance requirements, indemnification, environmental compliance, hazardous materials management, inspections, reporting, and remedies, consistent with Port requirements and applicable law; and

**WHEREAS**, the Lease Agreement incorporates a Rail Operations Plan as an exhibit, which establishes the framework for the safe, efficient, and lawful operation of the rail loop track, including protocols for scheduling, coordination, safety, maintenance standards, and access by the Port and eligible third-party track users, while recognizing Bunge's priority operational needs; and

**WHEREAS**, the Rail Operations Plan further provides for fair and competitive access by BNSF Railway Company and Union Pacific Railroad Company to serve the rail loop track, subject to compliance with applicable agreements, safety requirements, and operating protocols; and

**WHEREAS**, the Port Commission finds that approval of the Lease Agreement and Rail Operations Plan will promote continued productive use of Port property, preserve and enhance rail-served industrial capacity, generate lease revenue, and further the Port's public purposes; and

**WHEREAS**, Port staff and Port legal counsel have reviewed the Lease Agreement and Rail Operations Plan and find them to be in proper form and in the best interests of the Port;

**NOW, THEREFORE, BE IT RESOLVED** that the Commissioners of the Port of Benton:

**Section 1.** Approval of Lease Agreement. The Port Commission hereby approves The Lease Agreement between the Port of Benton, as Lessor, and Bunge USA Grain, LLC, as Lessee, for the Premises, substantially in the form presented to the Commission including all exhibits and attachments thereto.

**Section 2.** Approval of Rail Operations Plan. The Port Commission hereby approves the Rail Operations Plan attached to the Lease Agreement and authorizes its implementation consistent with its terms.

**Section 3.** Coordinated Transaction and Conditions. The Port Commission acknowledges and confirms that:

- Approval of this Lease Agreement is a required condition precedent to the effectiveness of the Release of the Prior Lease with CWCP; and
- Termination of the Prior Lease shall not occur unless and until both:
  1. This Lease Agreement is approved; and
  2. The Sale has closed in accordance with its terms.

Nothing in this Resolution shall be interpreted as authorizing or effecting termination of the Prior Lease except in accordance with the separately approved Release.

**Section 4.** Authorization to Execute Documents. The Port Commission authorizes and directs the Executive Director or Interim Executive Director of the Port of Benton, to execute the Lease Agreement and Rail Operations Plan on behalf of the Port, and make such non-material technical amendments, revisions, or corrections as may be necessary or appropriate and approved by Port Counsel, provided that such amendments do not materially alter the substantive terms and conditions approved by this Resolution.

**Section 5.** Authorization for Implementation. The Port Commission further authorizes Port staff to take all actions necessary and appropriate to implement the Lease Agreement and Rail Operations Plan, including but not limited to coordinating termination of the Prior Lease, administering inspections and reporting requirements, and carrying out ongoing lease administration.

**Section 6.** Legal Counsel Review. The Port Commission confirms that the Lease Agreement and Rail Operations Plan have been reviewed and approved as to form by Port Counsel, and that execution of said agreements is consistent with the Port's legal authority under Title 53 of the Revised Code of Washington and other applicable laws.

**Section 7.** Ratification. The Port Commission hereby ratifies and confirms all actions previously taken by Port staff and Port Counsel in negotiating the terms and conditions of the Lease Agreement and Rail Operations Plan, and in preparing said agreements for Commission consideration and approval.

**Section 8.** Effective Date. This Resolution shall take effect immediately upon its adoption by the Port Commission.

**ADOPTED,** by the Port of Benton Commission at a regular meeting on the 10<sup>th</sup> day of June 2026.

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

**RESOLUTION 26-45**

**A RESOLUTION AUTHORIZING THE PORT OF BENTON  
TO ACCEPT MULTIPLE GRANTS FROM THE  
FEDERAL AVIATION ADMINISTRATION (FAA)  
TO FUND CONSTRUCTION SERVICES RELATED TO THE  
RICHLAND AIRPORT APRON RECONFIGURATION PROJECT**

**WHEREAS**, the Port of Benton operates Richland Airport, a general aviation airport; and

**WHEREAS**, the Port has received two grants from the Federal Aviation Administration (FAA) to fund 95% of the estimated \$1,059,167 construction costs of an apron reconfiguration project at the Richland Airport; and

**WHEREAS** the first grant RLD-NMG-3-53-0056-042-2026, an AIG (BIL) grant, covers a majority of the construction costs, and RLD NMG-3-53-0056-043-2026 AIP funds cover the remainder of the costs.

**WHEREAS**, the Port of Benton's 2026 budget, as approved by the Port Commission, includes matching funds for the design project; and

**BE IT FURTHER RESOLVED** that the Port Commission supports the Richland Airport Apron Reconfiguration Project and authorizes the Port to apply for grant funding through the FAA's grant programs, for the Executive Director to sign any necessary documents to effectuate obtaining the grants.

**DATED AND SIGNED** at Richland, Washington on this 10th day of June 2026.

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

**RESOLUTION 26-46**

**A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT WITH  
GRANITE CONSTRUCTION COMPANY FOR THE RICHLAND  
AIRPORT APRON RECONFIGURATION PROJECT**

**WHEREAS**, the Port of Benton has a grant to reconfigure the main apron at the Richland Airport.

**WHEREAS**, bids for the Richland Airport Apron Reconfiguration Project were publicly advertised and four 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 \$924,912.72, 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 \$924,912.72, 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 10th day of June 2026.

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

**RESOLUTION 26-47**

**A RESOLUTION OF THE PORT OF BENTON TO AWARD THE RICHLAND AIRPORT APRON RECONFIGURATION CONSTRUCTION SERVICES**

**WHEREAS**, Port staff, along with the Port's Airport Consultants, have investigated grant funding and opportunities for improvement of the Richland Airport, and

**WHEREAS**, FAA has made available grants through the Airport Infrastructure Grant (AIG) and the Airport Improvement Program (AIP), and

**WHEREAS**, Century West Engineering is the Port's pre-selected Airport Engineering firm as selected previously through an RFQ process approved by the Port Commission,

**NOW THEREFORE**, the Port Commission hereby resolves to award the Richland Airport apron reconfiguration engineering and inspection services contract to Century West Engineering.

**DATED AND SIGNED** at Richland, Washington on this 10th day of June 2026.

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Bill O'Neil, President

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Scott D. Keller, Vice President

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Lori Stevens, Secretary

	Project	Grant Phase	Description	Grants Pursued/Received	Comments
1	Better Utilizing Investment to Leverage Development (BUILD formerly RAISE)	Contracting	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. First draft of the contract was submitted to the U.S. Department of Transportation, with a target obligation date in July.
2	State Capital Request	Contracting	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. A new project manager was assigned in May, and staff has begun reactivating the project.
3	Congressional Directed Spending Requests - CRISI	Contracting	Port of Benton White Bluffs Rail Project Modernization and Intermodal Facility – initial part of the track and improvements	\$2.5 million Federal Earmark	New request submitted to all congressional offices for 2026. Cantwell CDS has advanced to \$2,500,000.  <b>The \$2.5 million award has been received, and staff is working through contracting, which is not expected to be executed until Q1 2027.</b>
4	Port Barge Facility Electrification	Obligated	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 through permitting and 90% design.

	Project	Grant Phase	Description	Grants Pursued/Received	Comments
5	CERB/EDA-updated	Contracting	2579 Stevens Drive offices and update remodel (RBP)	<p>\$2.4 million – CERB loan secured</p> <p>\$1.5 million – POB</p> <p>\$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 completed 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	Grant Phase	Description	Grants Pursued/Received	Comments
6	USDA Rural Economic Dev Loan & Grant Program (REDLG)	Pre-Application	“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	Pre-Application	<ul style="list-style-type: none"> <li>• Richland Airport air rescue facility</li> <li>• Light Poles on all port streets</li> <li>• Port security, all sites</li> </ul>	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	Grant Phase	Description	Grants Pursued/Received	Comments
8	FAA Airport Funds - Prosser Airport	In Construction	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)	<b>Crack repair, slurry seal completed. Awaiting a new antenna to get lighting system to work. Crews will be back in ~30 days to do last coat of runway markings. Working on change order list for</b>

	<b>Project</b>	<b>Grant Phase</b>	<b>Description</b>	<b>Grants Pursued/Received</b>	<b>Comments</b>
<b>9</b>	Infrastructure Investment and Jobs Act - Grant Funds (Now Bipartisan Infrastructure Law <b>BIL</b> funds) - <b>Richland Airport</b>	Applied	Main Apron Reconfiguration - Design/Environmental 2025/26	BIL Funds - \$833,000	<b>Grant Awarded. Shooting for a mid-August construction start date.</b>
<b>10</b>	FAA Airport Funds – <b>Richland Airport</b>	Pre-Application	Wildlife fencing around the airport. Complete fencing around the entire airport	FAA NPE - \$205,000	Approved
<b>11</b>	FAA Airport Funds – <b>Prosser Airport</b>	Pre-Application	Construct Heliport/Helipad with service road – design	FAA NPE - \$155,000	Approved