

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 July 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., July 8, 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 June 10, 2026, Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for the Month of June, Totaling \$2,684,723.38
4. Acceptance of Work to Columbia Sweeping Services, 2345 Stevens Drive Back Lot Seal Coat Project, \$86,319.20 (Includes WSST)
5. Acceptance of Work to Impervious Roof Coatings, 2579 Stevens Drive Roof Coating Area #1, \$126,078.53 (Includes WSST and One \$7,450.72 Change Order)
6. Acceptance of Work to Impervious Roof Coatings, 2579 Stevens Drive Roof Coating Area #3, \$118,895.91 (Includes WSST)
7. Acceptance of Work to Granite Construction Company, Port of Benton Boulevard Asphalt Replacement Project, \$91,049.28 (Includes WSST)

8. Resolution 26-48, A Resolution of the Port of Benton to Cancel Warrant No. 086273, Which was Printed with Errors

#### D. PUBLIC COMMENT

#### E. ITEMS OF BUSINESS

1. Welcome & Update, Washington State University Cougar Tracks, Michelle Hrycauk Nassif
2. Tenant Spotlight, Tri-City Mobile Drug & Alcohol Testing, Dawn Schurman
3. 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
4. Resolution 26-44, A Resolution of the Port of Benton Approving a Lease Agreement with Bunge USA Grain, LLC
5. Resolution 26-49, A Resolution of the Port of Benton Authorizing Change Order No. 1 for Prosser Airport Pavement Rehabilitation and Lighting Replacement Project
6. Port of Benton Barge Complex Shore Power Deployment – Amendment 4
7. Tree Top Update and Boundary Line Adjustment

#### F. INFORMATION REPORTS

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

#### G. DIRECTOR REPORTS/COMMENTS

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

#### H. COMMISSIONER REPORTS/COMMENTS

- I. 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.

J. RECONVENE COMMISSION MEETING

- Possible Action: Approve Employment Contracts with Interim Executive Director and Director of Finance

K. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held on **Wednesday, August 12, 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**  
**June 10, 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, Bryan Bell, Brandin Lopez, Stuart Dezember, Jorge Celestino

**ALSO PRESENT:** John O’Leary, Gravis Law; Mark Underwood, Richland Airport; Jon Ray, Richland Airport; Shane Van Dyke, City of Richland

**The following attendees attended via remote communications:** Wendy Culverwell, Tri-City Herald; Bryan Condon, Century West Engineering; Angela Sarceno-Lyman, Shaylee Nilsson, Mardie Romero, Christy Rasmussen, Sheri Collins

The Commission meeting was noticed as required by RCW 42.30.070.

**B. PLEDGE OF ALLEGIANCE:** Commissioner Bill O’Neil led those present to recite the Pledge of Allegiance.

**C. CONSENT AGENDA**

Approval of Agenda – Staff are asking to amend the agenda and remove the items of business numbers 8 & 9.

**A motion was made by Commissioner Scott Keller seconded by Commissioner Lori Stevens and unanimously passed by the Commission, approving the amended agenda for the June 10, 2026, Commission meeting.**

**A motion was made by Commissioner Lori Stevens seconded by Scott Keller and unanimously passed by the Commission approving the minutes from the May 13, 2026, Commission meeting, approval of minutes from the May 28, 2026, Special Commission meeting, approval of vouchers and certifications, including payroll for the month of May, totaling \$978,899.95, acceptance of work to Quicksilver Audio, LTD, Walter Clore AV System replacement project, \$70,633.29.**

#### **D. PUBLIC COMMENT**

Jon Ray made a public comment regarding the second annual Aviation Day and Career Fair, held at Richland Airport on Saturday, May 30, stating that attendance nearly doubled to just under 400. Boeing Engineering participated, and Commissioner O'Neil presented engineering careers. Ray had high praise for the staff, particularly Summers Miya (publications and on-site presence) and Quentin Wright (Logistics). Ray requested continued annual support, noting the significant youth engagement, strong support and engagement from Commissioners.

#### **E. PUBLIC HEARING**

Commission president Bill O'Neil recessed the regular Commission meeting at 8:34 a.m.

Commissioner Bill O'Neil opened the public hearing at 8:34 a.m.

##### **1. Six-Year Transportation Improvement Program (TIP) for years 2027-2032**

Engineering and Capital Development Senior Manager, Brandin Lopez, explained that the purpose of the TIP is a State-required annual update for eligibility in State/Federal funding.

Lopez reviewed the current projects noted on the proposed Six-Year TIP:

1. Improvements to Waterfront Drive North of University Drive
2. Larson Road – Battelle Blvd. to Horn Rapids Road
3. Horn Rapids Road Extension (from east end of Horn Rapids to Barge Facility) and Improvements to Barge Facility
4. South Richland Rail Transload Facility (Adjacent to SR 240 – Inland Asphalt)
5. 1<sup>st</sup> Street West – Stevens Drive West 1,500 ft to Railroad Tracks
6. Snyder Street – Stevens Drive to Robertson Road, Including Rail Crossing
7. Extend Railroad into the 1,341-Acre Industrial Park
8. Rail Crossing Maintenance Improvements – Replace Crossings at Jadwin Ave., Steptoe Street, Battelle Blvd. and Horn Rapids Road
9. White Bluffs Rail – Rail and Tie Replacement – Replace Track in Wye and in 3 Miles of Elevated Curves and on Approximately 5 Miles of Tangent Track
10. Barge Facility Improvements

Lopez reviewed the approval process, noting the annual submission to the Council of Governments for compliance/grant application.

Commissioner Bill O'Neil closed the public hearing at 8:39 a.m.

Commissioner Bill O'Neil reconvened the regular Commission meeting at 8:39 a.m.

## F. ITEMS OF BUSINESS

1. Resolution 26-36, the Port of Benton's Six-Year Transportation Improvement Program for the Years 2027-2032 Inclusive

**A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission; Resolution 26-36, a resolution of 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 Improvements for the 2579 Stevens Drive and New Office Facilities Related Thereto, Richland Business Park

Construction Project Manager, Bryan Bell, reported that the completed step initiated in 2025 allows the Port to make a \$2.4 million loan with 3% interest. Bell noted that the loan finalization will take place at the July 17 CERB board meeting with only one requirement outstanding.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller, and unanimously passed by the Commission approving Resolution 26-37, authorizing agreement between the Washington State Community Economic Revitalization Board for aid in financing costs of improvements for the 2579 Stevens Dr. and new office facilities – 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

Engineering and Capital Development Senior Manager Brandin Lopez reported a major milestone for the Port after years of delay, stating that the amended car charge agreement is ready for signatures. Lopez highlighted several key provisions including a \$71 railcar trackage maintenance fee, retroactive to October 2025.

Lopez stated that a Docusign signature is pending but marked the progress as significant. Lopez added that coordination with Union Pacific, BNSF, and the City of Richland regarding an interlocal agreement and DOE licensing for North Horn Rapids is expected within a month. Lopez clarified that the car counter hardware is installed, and software/data validation commences next week; it will support improved data and future revenue calculations. It was noted that the budget for the project was \$440,000 (2024) and \$660,000 (2025), with no collections until now.

Commissioner Keller credited Lopez for successfully pushing for a resolution in his first 90 days back at the Port.

**A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission to approve Resolution 26-38, authorizing the Port to approve an amendment to contract for railroad services related to trackage rights and car charges.**

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

Director of Economic Development, Audrey Burney, stated that this resolution requests a one-year extension on the lease for Colleen Cook to July 27, 2027, to allow time for the right of first refusal process, property valuation, and disposition discussions.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller, and unanimously passed by the 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  
Director of Economic Development, Audrey Burney, stated that this resolution requests a one-year extension on the lease to July 27, 2027, to allow time for the right of first refusal process, property valuation, and disposition discussions.

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

Director of Economic Development, Audrey Burney, stated that this resolution requests a one-year extension on the lease to July 27, 2027, to allow time for the right of first refusal process, property valuation, and disposition discussions.

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

Director of Economic Development Audrey Burney reviewed the ongoing land sale with Atlas Agro, which has been going on since March 2023, with two prior amendments. Burney explained that the current amendment extends the pre-development period to July 31, 2027, which aligns closing with project investment decisions; further extensions require commissioner approval. Burney noted that justification is needed for time due to regulatory, tariff, supply chain, and federal power interconnection complexities.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller, and unanimously passed by the Commission approving the third amendment of the purchase and sale agreement between Pacific Green Fertilizer (Atlas Agro) and the Port of Benton.**

8. 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

Airport Manager, Quentin Wright, details accepting two FAA grants (AIP and AIG) for apron reconfiguration. Expiring AIP dollars being maximized, and bids are returned competitively.

**A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving the acceptance of multiple grants from the Federal Aviation Administration to fund construction services related to the Richland Airport Apron Reconfiguration project.**

9. Resolution 26-46, A Resolution Authorizing Execution of a Contract with Granite Construction Company for the Richland Airport Apron Reconfiguration Project, Richland Airport.

Airport Manager Quentin Wright addressed the low bid of under \$1M, covering the full project scope with a mid-August start date.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller, and unanimously passed by the Commission to approve authorizing execution of a contract with Granite Construction Co. for the Richland Airport Apron Reconfiguration project, Richland Airport.**

10. Resolution 26-47, A Resolution of the Port of Benton to Award the Richland Apron Reconfiguration Construction Services, Richland Airport.

Airport Manager Quentin Wright explained that Resolution 26-47 authorizes the Port of Benton to award the Richland Apron Reconfiguration Construction Services project to Century West.

**A motion was made by Commissioner Scott Keller, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving Resolution 26-47, authorizing the Port of Benton to award the Richland Apron Reconfiguration Construction Services to Century West Engineers.**

11. Contract Amendment with Gravis Law, PLLC

Interim Executive Director Ron Branine stated that a contract amendment is needed for the port contract with Gravis Law, noting that the original contract was for \$175,000 and requesting an increase of \$100,000 to \$275,000 (not to exceed through 2026).

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Scott Keller, and unanimously passed by the Commission to approve a contract amendment for Gravis Law, PLLC.**

## **G. INFORMATION REPORTS**

### **1. Grants Update**

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

Commerce, CRISI and BUILD grant negotiations are ongoing; more progress is expected July/August. Working through details for formal obligations.

## **2. Capital Projects Update:**

- **Prosser Airport Project**

Airport Manager Quentin Wright combined (#3 Airports Report) with the capital projects report and updated that the Prosser Airport project is nearly complete; the pilot lighting system is complete, pending an antenna and the pavement markings are scheduled after a 30-day cure.

- **Port of Benton Blvd. Repavement Project**

Project Manager Bryan Bell stated that the pavement rehab from University Drive to 9<sup>th</sup> Street will be 100% complete after final striping.

- **Parking Lot Resurfacing**

Bell stated that multiple locations are 100% complete, with complete parking lot resurfacing completed at 3250, 3190 and the Prosser Wine & Food Park.

- **Roofing Coating Projects**

Bell stated that the 2579 Stevens Drive building is scheduled to be finished this upcoming Friday.

Bell noted that the 1901 building at the Richland Airport was delayed due to weather, expected to be completed next week.

- **Richardson Road Chip Seal**

Bell added that the Richardson Road Chip Seal project is moving forward, with scheduling and coordination taking place now.

- **2501 Stevens Dr. – New Building Construction**

Bell overviewed the layout design for the new office space slated for Port tenant, Barnhart. Bell reviewed the design and pointed out some of the features, including a common conference/small office for Port satellite operations, six 1,000 sq. ft. flex-space bays (shell finish for tenant flexibility), and the possibility of expanding by four additional bays to the north. Bell added that the total size and cost – 12,551 sq. ft.; average \$317/sq. ft. total is just under \$4M (under the \$5.2M budget). Funding would be a CERB loan (\$2.409M), Port Funds (\$1.74M), and potential Port match for balance.

## **4. Crow Butte Update**

Interim Executive Director Ron Branine reported that reservations are up 59% from last year with \$71K in expected revenue, adding that revenue in 2025 was \$154K.

Branine added that the Parking box daily returns are down, but annual passes are up.

Branine added that park occupancy is 100% on the weekends, 75-80% on weekdays, with the peak season nearly at max capacity.

## **H. DIRECTOR REPORTS/COMMENTS**

### **1. Real Estate**

Director of Economic Development Audrey Burney provided a real estate update, noting that there are 13 active leases/amendments, 11 rental prospects and four land prospects.

Burney added that there are a few tenant transitions, including the Rao Group lease, which has been terminated, which has led to Tri-Cities Testing expanding.

### **2. Marketing**

Marketing and Communications Manager Summers Miya stated that she attended the WPPA Spring Meeting at Skamania Lodge in May, noting that she serves as co-chair on the Communications Committee and the focus at the committee meeting was ADA website compliance and community relations. Miya shared that she shared the draft community outreach commercials at the meeting.

Miya also overviewed the committee's recent Lunch & Learn, which focused on CTE programs in schools.

Miya stated that she returned to host the third Thursday Triton tour on May 21, which was at capacity, as is the June tour. Miya thanked Mardie Romero for the support with the tours.

Miya stated that she assisted, along with Airport Manager Quentin Wright, with the Aviation Career Day and participated in the event on May 30. Miya added that she has assisted with various projects for both airport projects, including signage and weekly updates for the Prosser project, which were issued via eNewsletter and posted on the Prosser Airport project page.

Miya thanked the entire team for the support received for the Robert Larson event.

Miya added that she spent most of the day, this past Monday, with Prosser and Richland Airport tenant, Precision Aviation Solutions, who has worked with American Cruise Lines to offer a tour itinerary that consists of helicopter tours of the Hanford site. Miya noted that Precision Aviation Solutions will be featured in a future Opportunity Happens Here tenant spotlight.

Miya added that she has plans to complete the community outreach campaign video shooting at Crow Butte Park on June 23 and is working on launching the campaign in the coming weeks.

Miya added that work has begun on the tenant appreciation BBQ, which will take place on Thursday, August 6 at the Clore Center in Prosser.

Miya added that the Port participates in the Manhattan Project National Historical Park committee, stating that the entire region has been designated as an American WWII Heritage City and all jurisdictions throughout the region will receive a selection of 18" x 18" signs with the American WWII Heritage City logo to place throughout their jurisdiction.

Miya overviewed activity since the May meeting, including two press releases (Director of Finance, Stuart Dezember and the 2026 Budget Update) and a media release (Larson Ceremony).

Miya thanked Mardie Romero for her assistance with Crow Butte and Vintners Village social media posting, noting the push to share more on each platform.

Miya added that the internal employee hub is nearing completion and looks forward to sharing with the team a one-stop shop for all current documents.

### 3. Port Attorney

Port Attorney, John O’Leary, stated that he had no items for the regular session but will have items for the executive session.

### 4. Finance Director

Director of Finance, Stuart Dezember, provided an update on several finance-related projects, including the 2025 annual report, which was submitted on May 29, ahead of the May 30 deadline. Dezember added that there will be two required audits required by September 30, including the financial and federal single audit, which is required due to \$1M in federal funds. Dezember added that an accountability audit will follow.

Dezember noted that a pre-audit meeting was held to discuss the scope and risks, and a formal auditor entrance meeting will likely be held in the next two weeks.

### 5. Interim Executive Director

Ron Branine, Interim Executive Director, stated that he continues to meet regularly with staff, commissioners and partners, adding that he has participated in numerous real estate meetings, facility meetings and attended the Bob Larson event.

Branine added a special thanks to Marketing & Communications Manager, Summers Miya on her leadership for pulling off another great event. Branine thanked Mardie, Shaylee, Quentin and the entire facilities team for everyone’s contributions for making it such a great event.

Branine stated that the Northwest Seaport Alliance will be in town next week, and he will be meeting with them, along with Brandin Lopez. Branine noted that it will be a quick introduction and a tour, with the hopes of a more in-depth meeting later. Branine added that he attended the Aviation Career Day at Richland Airport, which was a great success, and he will be attending the Prosser Flag & Flight festival this Saturday.

## **I. COMMISSIONER REPORTS/COMMENTS**

Commissioner Bill O’Neil expressed deep gratitude for the Bob Larson event organization, teamwork, project completion, and positive momentum. O’Neil thanked Summers, Quentin, Jorge, Mardie, Shaylee and the entire facilities team for a well-organized and executed event. O’Neil complimented Commissioner Keller’s great stories during his remarks.

O'Neil stated that he attended the Washington Airport Managers Association (WAMA) with Airport Manager Quentin Wright. O'Neil overviewed some of the key issues in airport law; FAA Discussion on hangar reversions; WSDOT will be putting together a rate and fee report for all airports in Washington State; FAA continues to address whether Washington State is or is not in compliance with Aviation fuel tax revenues; FAA civil penalties could be up to \$1.5B.

O'Neil added that the North American Trainers Association (NATA) formation clinic at Richland Airport was a huge success, and all are committed to return next year (June 2-4, 2027).

O'Neil included some stats from the clinic weekend, stating that 2,500 gallons of fuel were sold, 25 Hotel Rooms, 15 Rental Cars, 300 hours of flight training, 10 hours of ground training and a \$40,000 positive local impact.

O'Neil stated that Aviation Career Day was recognized as a recruitment pipeline with plans to expand scope/integration next year. O'Neil thanked Jon Ray for organizing.

O'Neil stated that the Dauntless Air Fire Bosses will be arriving in Richland for the summer, adding that it is a great opportunity to bring the family and come to meet the crew; they love to show off the planes and how they work.

O'Neil expressed deep gratitude for the Bob Larson event organization, teamwork, project completion, and positive momentum.

Commissioner Scott Keller thanked the staff for hosting the Bob Larson ceremony.

Commissioner Lori Stevens thanked the staff for hosting the Bob Larson ceremony and added that the Prosser Flag & Flight Festival will be taking place at the Prosser Airport this weekend.

## **J. EXECUTIVE SESSION**

The regular Commission meeting was recessed at 9:29 a.m., with an announcement that an Executive Session would commence at 9:30 a.m. for 45 minutes under RCW 42.30.110(c), (f), (g) and (l) 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 10:15 a.m.

The regular meeting was reconvened at 10:15 a.m.

Commissioner Bill O'Neil clarified a few items, noting that now that the water utility report is out, the Commission would like to move forward and look into options to provide the infrastructure necessary for each hangar to work with the city to get water and sewer services. O'Neil requested staff to look into what that will take to complete.

**Commissioner Bill O'Neil made a motion to publish the Port of Benton Richland Airport Utility Committee Report, dated May 11, 2026. Commissioner Lori Stevens seconded the motion. Motion carried.**

Commissioner O'Neil stated that he would like to put a few things on the record related to Dr. Eileen Griffin-Ray's credentials:

- Griffin-Ray issued two substantial reports based on a three-month assessment
- Griffin-Ray drafted 12 human resources policies, some which have already been approved

- Griffin-Ray wrote many checklists, aiding in hiring and managing work scope tasks
- Revised, and in many cases, helped create new or missing job descriptions
- Provided many hours of professional leadership and management council to Commissioners and staff
- Assisted in the posting, screening and interview process for three new Port employees
- While her contract was not to exceed \$50,000, the actual cost was less than half that figure
- We are grateful for Eileen for her experience, knowledge, and support to the port.

O'Neil added that if anyone is interested in becoming a manager, he highly recommends her book, which is available on Amazon. O'Neil stated that if you think you have what it takes to be a leader, this book will help you determine that.

Commissioner Bill O'Neil made a motion to publish the "Exit Report Addendum to Organizational Analysis" by Eileen Griffin-Ray, dated April 2026. Commissioner Scott Keller seconded the motion. Motion carried.

#### **K. ADJOURNMENT**

Commissioner Bill O'Neil adjourned the meeting at 10:19 a.m.

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Lori Stevens, Commission Secretary

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

**General Expenses**

Accounts Payable Warrants #:	86181	-	86313		\$ 2,430,079.61
Electronic Payments:					\$ 2,602.67
Total General Expenses					\$ 2,432,682.28

**Payroll**

Direct Deposit:					
ACH					\$ 138,183.29
Electronic Payments:					
IRS Payroll Tax Deposit					\$ 50,091.63
Other Payroll Related Payments					\$ 63,766.18
Total Payroll					\$ 252,041.10
<b>Total General Expenses and Payroll</b>					<b>\$ 2,684,723.38</b>

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 is the 8th day of July, 2026.

	President
	Vice President
	Secretary

Bank	Date	Payee	Document no.	Amount	Cleared
	6/8/2026	VEN00637--360 AUTOMOTIVE & REPAIR	86181	2,279.36	In transit
	6/8/2026	VEN00012--AFLAC	86182	1,155.56	In transit
	6/8/2026	VEN00004--AMERICAN ASSOCIATION OF PORT AUTHORITIES	86183	5,946.00	In transit
	6/8/2026	VEN00518--BAKER TILLY US, LLP	86184	16,320.00	In transit
	6/8/2026	VEN00075--CASCADE NATURAL GAS CORP	86185	46.90	In transit
	6/8/2026	VEN00083--CENTURYLINK	86186	167.43	In transit
	6/8/2026	VEN00071--CITY OF PROSSER	86187	7,397.70	In transit
	6/8/2026	VEN00089--CITY OF RICHLAND	86188	93.27	In transit
	6/8/2026	VEN00102--COLUMBIA BASIN PAPER & SUPPLY	86189	356.86	In transit
	6/8/2026	VEN00782--COLUMBIA SWEEPING SERVICE INC	86190	3,746.00	In transit
	6/8/2026	VEN00105--CONNELL OIL, INC	86191	4,480.95	In transit
	6/8/2026	VEN00107--COOK'S ACE HARDWARE	86192	564.84	In transit
	6/8/2026	VEN00639--CWW LLC (COLUMBIA RAIL)	86193	51,840.16	In transit
	6/8/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	86194	145.66	In transit
	6/8/2026	VEN00143--DSD BUSINESS SYSTEMS	86195	1,340.64	In transit
	6/8/2026	VEN00166--FERGUSON ENTERPRISES, INC.	86196	724.14	In transit
	6/8/2026	VEN00009--GEO WAY ACE HARDWARE	86197	313.30	In transit
	6/8/2026	VEN00729--HIGH FIVE MOTORSPORTS LLC	86198	1,525.54	In transit
	6/8/2026	VEN00214--IRRIGATION SPECIALISTS, INC	86199	101.71	In transit
	6/8/2026	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	86200	887.89	In transit
	6/8/2026	VEN00644--LEAF	86201	249.14	In transit
	6/8/2026	VEN00236--LES SCHWAB TIRE CENTER STEVENS DR.	86202	609.24	In transit
	6/8/2026	VEN00240--LIFE FLIGHT NETWORK FOUNDATION	86203	1,875.00	In transit
	6/8/2026	VEN00471--OSBORN CONSTRUCTION & DESIGN, LLC	86204	3,753.60	In transit
	6/8/2026	VEN00827--PATERSON COMMUNITY CENTER	86205	150.00	In transit
	6/8/2026	VEN00302--PLATT ELECTRIC SUPPLY, INC	86206	212.95	In transit
	6/8/2026	VEN00305--POCKETINET COMMUNICATIONS, INC.	86207	242.00	In transit
	6/8/2026	VEN00497--PRECISION APPROACH ENGINEERING, INC.	86208	3,200.00	In transit
	6/8/2026	VEN00826--PRINT PLUS	86209	39.17	In transit
	6/8/2026	VEN00312--PROSSER NAPA	86210	130.40	In transit
	6/8/2026	VEN00783--PYE-BARKER FIRE & SAFETY dba MOON SECURITY SERVICES	86211	744.60	In transit
	6/8/2026	VEN00828--REDVECTOR.COM LLC	86212	4,352.00	In transit
	6/8/2026	VEN00825--SAYRE SAYRE & FOSSUM, PS	86213	2,160.00	In transit
	6/8/2026	VEN00636--SENSKE LAWN & TREE CARE LLC	86214	271.75	In transit
	6/8/2026	VEN00773--SOSEBRIE CHARCUTERIE	86215	395.45	In transit
	6/8/2026	VEN00369--SUNWEST SPORTSWEAR	86216	189.04	In transit
	6/8/2026	VEN00346--THE SHERWIN-WILLIAMS CO.	86217	2,405.29	In transit
	6/8/2026	VEN00376--TRI-CITY REGIONAL CHAMBER	86218	256.77	In transit
	6/8/2026	VEN00398--TRI-CITY SIGN & BARRICADE	86219	35.10	In transit
	6/8/2026	VEN00414--VERIZON COMMUNICATIONS INC	86220	1,751.36	In transit
	6/8/2026	VEN00532--VIC'S AUTO PARTS & SUPPLY	86221	285.09	In transit
	6/8/2026	VEN00430--WASHINGTON ECONOMIC DEVELOPMENT ASSOCIATION	86222	2,500.00	In transit
	6/8/2026	VEN00439--WOOD'S NURSERY & GARDEN STORE	86223	23.94	In transit
	6/8/2026	VEN00449--ZIPLY FIBER	86224	93.57	In transit
	6/8/2026	VEN00449--ZIPLY FIBER	86225	270.92	In transit
	6/8/2026	VEN00449--ZIPLY FIBER	86226	510.32	In transit
	6/16/2026	VEN00044--BENTON PUD	86227	173.80	In transit
	6/16/2026	VEN00059--BENTON-FRANKLIN HEALTH DEPT	86228	30.00	In transit
	6/16/2026	VEN00007--BLUEROOM	86229	479.96	In transit
	6/16/2026	VEN00075--CASCADE NATURAL GAS CORP	86230	5,019.83	In transit
	6/16/2026	VEN00290--CI-PW, LLC (Paradise Bottled Water)	86231	102.27	In transit
	6/16/2026	VEN00089--CITY OF RICHLAND	86232	26,987.76	In transit
	6/16/2026	VEN00077--COLUMBIA BASIN IT	86233	3,482.76	In transit
	6/16/2026	VEN00782--COLUMBIA SWEEPING SERVICE INC	86234	47,031.27	In transit
	6/16/2026	VEN00639--CWW LLC (COLUMBIA RAIL)	86235	48,500.00	In transit
	6/16/2026	VEN00833--DANIEL MORRIS SHARP	86236	500.00	In transit
	6/16/2026	VEN00832--DEBRA LEE REED-SHARP	86237	500.00	In transit
	6/16/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	86238	130.44	In transit
	6/16/2026	VEN00147--ECOMODUS, LLC	86239	22,092.00	In transit
	6/16/2026	VEN00009--GEO WAY ACE HARDWARE	86240	21.74	In transit
	6/16/2026	VEN00380--MCCLATCHY COMPANY	86241	458.70	In transit
	6/16/2026	VEN00297--PERSONAL TOUCH CLEANING, INC.	86242	2,045.06	In transit
	6/16/2026	VEN00826--PRINT PLUS	86243	52.22	In transit
	6/16/2026	VEN00821--QUICKSILVER AUDIO LTD	86244	46,757.29	In transit
	6/16/2026	VEN00814--SIMPLIVERIFIED LLC	86245	277.00	In transit
	6/16/2026	VEN00762--TK ELEVATOR CORPORATION	86246	935.68	In transit

6/16/2026	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	86247	1,904.00	In transit
6/16/2026	VEN00402--UNDERGROUND CREATIVE, LLC	86248	1,176.40	In transit
6/16/2026	VEN00727--VALLEY WIDE COOPERATIVE INC	86249	1,289.91	In transit
6/16/2026	VEN00746--VERIZON CONNECT FLEET USA LLC	86250	622.56	In transit
6/16/2026	VEN00834--VTE RENTALS LLC	86251	59.65	In transit
6/16/2026	VEN00440--WASHINGTON PUBLIC PORTS ASSOCIATION	86252	729.00	In transit
6/16/2026	10026--Stevens, Lori	86253	113.10	In transit
6/16/2026	10050--O'Neil, William	86254	443.40	In transit
6/23/2026	VEN00013--AHBL, INC.	86255	23,335.66	In transit
6/23/2026	VEN00029--ARCHIBALD & COMPANY ARCHITECTS	86256	5,436.53	In transit
6/23/2026	VEN00038--BANNER BANK - Credit Card	86257	9,448.27	In transit
6/23/2026	VEN00053--BENTON RURAL ELEC ASSOCIATION	86258	642.39	In transit
6/23/2026	VEN00075--CASCADE NATURAL GAS CORP	86259	828.33	In transit
6/23/2026	VEN00083--CENTURYLINK	86260	142.34	In transit
6/23/2026	VEN00782--COLUMBIA SWEEPING SERVICE INC	86261	31,354.18	In transit
6/23/2026	VEN00143--DSD BUSINESS SYSTEMS	86262	403.92	In transit
6/23/2026	VEN00640--FEDERAL AVIATION ADMINISTRATION	86263	44,629.89	In transit
6/23/2026	VEN00601--GRAVIS LAW PLLC	86264	26,690.99	In transit
6/23/2026	VEN00775--IMPERVIOUS COATING LLC	86265	247,897.38	In transit
6/23/2026	VEN00229--KELLEY'S TELE-COMMUNICATION, INC.	86266	160.36	In transit
6/23/2026	VEN00297--PERSONAL TOUCH CLEANING, INC.	86267	23,440.00	In transit
6/23/2026	VEN00302--PLATT ELECTRIC SUPPLY, INC	86268	519.07	In transit
6/23/2026	VEN00310--PROSSER CHAMBER OF COMMERCE	86269	1,000.00	In transit
6/23/2026	VEN00295--PROSSER ECON DEV ASSOCIATION	86270	7,500.00	In transit
6/23/2026	VEN00783--PYE-BARKER FIRE & SAFETY dba MOON SECURITY SERVICES	86271	3,878.02	In transit
6/23/2026	VEN00334--SANITARY DISPOSAL, INC.	86272	418.91	In transit
6/23/2026	VEN00825--SAYRE SAYRE & FOSSUM, PS	86273	2,780.00	In transit
6/23/2026	VEN00352--SMARSH, INC.	86274	33.22	In transit
6/23/2026	VEN00385--THE HOME DEPOT CRC/GEFC	86275	1,617.80	In transit
6/23/2026	VEN00399--TRIDEC, INC.	86276	5,000.00	In transit
6/23/2026	VEN00358--WASHINGTON STATE AUDITOR'S OFFICE	86277	3,456.95	In transit
6/23/2026	VEN00449--ZIPLY FIBER	86278	148.95	In transit
6/23/2026	VEN00449--ZIPLY FIBER	86279	442.43	In transit
6/23/2026	VEN00449--ZIPLY FIBER	86280	115.05	In transit
6/23/2026	VEN00449--ZIPLY FIBER	86281	148.95	In transit
6/23/2026	10051--Romero, Mardi	86282	50.02	In transit
6/23/2026	10043--Potter, Wayne	86283	756.90	In transit
6/30/2026	VEN00012--AFLAC	86284	1,155.56	In transit
6/30/2026	VEN00519--ARCHITECTS WEST, INC.	86285	58,015.29	In transit
6/30/2026	VEN00038--BANNER BANK - Credit Card	86286	599.64	In transit
6/30/2026	VEN00044--BENTON PUD	86287	1,082.13	In transit
6/30/2026	VEN00075--CASCADE NATURAL GAS CORP	86288	29.01	In transit
6/30/2026	VEN00469--CENTURY WEST ENGINEERING CORP	86289	54,716.02	In transit
6/30/2026	VEN00083--CENTURYLINK	86290	167.43	In transit
6/30/2026	VEN00290--CI-PW, LLC (Paradise Bottled Water)	86291	97.92	In transit
6/30/2026	VEN00089--CITY OF RICHLAND	86292	59.36	In transit
6/30/2026	VEN00781--CKJT ARCHITECTS PLLC	86293	13,365.63	In transit
6/30/2026	VEN00105--CONNELL OIL, INC	86294	2,207.00	In transit
6/30/2026	VEN00107--COOK'S ACE HARDWARE	86295	126.01	In transit
6/30/2026	VEN00803--CUSTOM WATER INC	86296	897.62	In transit
6/30/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	86297	2,563.96	In transit
6/30/2026	VEN00591--ENERGY COMMUNITIES ALLIANCE, INC.	86298	1,500.00	In transit
6/30/2026	VEN00166--FERGUSON ENTERPRISES, INC.	86299	54.38	In transit
6/30/2026	VEN00009--GEO WAY ACE HARDWARE	86300	145.43	In transit
6/30/2026	VEN00419--GRAINGER	86301	483.95	In transit
6/30/2026	VEN00643--HARMER STEEL PRODUCTS COMPANY	86302	4,112.64	In transit
6/30/2026	VEN00547--HB PAINTERS, INC.	86303	7,157.12	In transit
6/30/2026	VEN00291--KENNEWICK RANCH AND HOME	86304	195.80	In transit
6/30/2026	VEN00644--LEAF	86305	274.05	In transit
6/30/2026	VEN00249--MAUL FOSTER ALONGI, INC	86306	36,353.50	In transit
6/30/2026	VEN00837--ORANO USA LLC	86307	12,727.47	In transit
6/30/2026	VEN00471--OSBORN CONSTRUCTION & DESIGN, LLC	86308	707.20	In transit
6/30/2026	VEN00299--PHASE 2 ELECTRIC, INC.	86309	1,039.11	In transit
6/30/2026	VEN00301--PITNEY BOWES, INC	86310	195.84	In transit
6/30/2026	VEN00302--PLATT ELECTRIC SUPPLY, INC	86311	332.85	In transit
6/30/2026	VEN00342--SHANNON & WILSON, INC.	86312	9,000.00	In transit
6/30/2026	VEN00836--WESTERN UNITED CIVIL GROUP LLC	86313	1,440,384.77	In transit

6/25/2026	VEN00239--WASHINTGON STATE DEPT OF REVENUE	05/26 B&O	In transit	2,602.67
6/5/2026	VEN00215--INTERNAL REVENUE SERVICE	060526FT	In transit	26,158.84
6/18/2026	VEN00215--INTERNAL REVENUE SERVICE	061826FT	In transit	23,932.79
6/8/2026	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	60826DSHS	In transit	100.00
6/22/2026	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	62226DSHS	In transit	100.00
6/5/2026	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW06052026	In transit	1,782.90
6/18/2026	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW06182026	In transit	1,651.67
6/5/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS	605DRS	In transit	4,216.79
6/18/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS	0618DRS	In transit	4,235.88
6/18/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS	2026PERS	In transit	51,678.94

**BCT N Account no: 6631-6601101**

**2,430,079.61**

**116,460.48**

**RESOLUTION 26-48**

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

**WHEREAS**, General Expense Fund Warrant No. 086273, warrant number issued for the incorrect amount, and

**WHEREAS**, said warrant is hereby considered to be canceled, and the Port Commission wishes to remove this warrant from the active accounting records.

**NOW THEREFORE**, the Port Commission hereby resolves to cancel Warrant No. 086273.

**DATED AND SIGNED** at Richland, Washington, July 8<sup>th</sup>, 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 26-43

### 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 8<sup>th</sup> day of July 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 26-44

### 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 8<sup>th</sup> day of July 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 26-49**

**AUTHORIZING CHANGE ORDER NO. 1 FOR PROSSER AIRPORT PAVEMENT  
REHABILITATION AND LIGHTING REPLACEMENT PROJECT**

**WHEREAS**, the Port of Benton previously entered into a contract with Western United Civil Group for the FAA-funded Prosser airport project; and

**WHEREAS**, over the course of the project, it has become necessary to modify the contract to address additional work and improvements identified during construction and coordination; and

**WHEREAS**, the additional work includes increased aggregate quantities, replacement of the lighting antenna, replacement of the rotating beacon, rodent prevention measures, and electrical vault modifications, and

**WHEREAS**, the proposed Change Order No. 1 has been reviewed by Port staff and is determined to be necessary and in the best interest of the Port to complete the project; and

**WHEREAS**, Change Order No. 1 results in an increase to the contract amount of \$129,232.02

**NOW, THEREFORE, BE IT RESOLVED** by the Port of Benton Commission as follows:

The Commission hereby approves the interim Executive Director to sign Change Order No. 1 to the contract with Western United Civil Group in the amount of \$129,232.02.

**THIS RESOLUTION OF THE PORT OF BENTON ADOPTED** by the Commission at its regular meeting held this 8<sup>th</sup> day of July 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

CONTRACT CHANGE ORDER NO. 1  
or  
SUPPLEMENTAL AGREEMENT NO. \_\_\_\_\_

AIRPORT Prosser Airport DATE 6/30/2026


LOCATION Prosser, WA AIP PROJECT NO. 3-53-0050-024-2025

CONTRACTOR Western United Civil Group

The Contractor is requested to perform the following described work upon receipt of an approved copy of this document or as directed by the engineer:

Item No.	Description	Unit	Unit Price	Quantity	Amount
1	Aggregate shoulder base rock	TON	\$43.22	2,127.62	\$91,956.08
2	Radio control antenna replacement	EA	\$3,782.14	1	\$3,782.14
3	L-801A, Class 1, medium airport rotating Beacon Replacement	EA	\$24,338.97	1	\$24,338.97
4	Modify existing electrical vault controls to move controls from vault exterior to vault interior	LS	\$4,267.76	1	\$4,267.76
5	Repair edge of structural pavement undermined by rodents	LS	\$4,887.07	1	\$4,887.07
<b>This Change Order Total</b>			<b>\$129,232.02</b>		
<b>Previous Change Order(s) Total</b>			<b>\$0</b>		
<b>Revised Contract Total</b>			<b>\$1,826,512.67</b>		

An additional 10 calendar days are added to the contract duration for all work associated with this change order. This document shall become an amendment to the contract and all provisions of the contract will apply.

Recommended by:		6/30/26
	Engineer	Date
Approved by:	_____	_____
	Owner	Date
Accepted by:	<i>Jeff Supenchi</i>	6/30/26
	Contractor	Date

AIP PROJECT NO. 3-53-0050-024-2025

CHANGE ORDER NO. 1

(Supplemental Agreement)

AIRPORT Prosser Airport

LOCATION Prosser, WA

### JUSTIFICATION FOR CHANGE

1. Brief description of the proposed contract change(s) and location(s).

The scope of this change order incorporates the following changes:

- a. Aggregate shoulder construction on runway and taxiways;
- b. Replace existing radio control antenna;
- c. Replace existing rotating beacon unit, and paint existing beacon tilt-down pole;
- d. Modify existing electrical vault; and
- e. Repair edge of structural pavement undermined by rodents.

2. Reason(s) for the change(s) *(Continue on reverse if necessary)*

- a. **Aggregate shoulder construction on runway and taxiways** - The runway and parallel taxiway do not currently have aggregate shoulders. The existing ground adjacent to runway & taxiway pavement is uneven and comprised of dirt. In the interest of smoothing out the surface in these locations, and providing for surface erosion control, this change order will include the placement and smooth rolling of aggregate material adjacent to pavements to create aggregate shoulders. See sheet C-8, included with this change order, for additional detail.
- b. **Radio Control Antenna Replacement** – The existing radio control antenna is aged, deteriorated, and found to be non-functional during construction. This change order will include replacement of the existing radio control antenna and associated electrical components.
- c. **L-801A, Class 1, Medium Airport Rotating Beacon Replacement** – The existing rotating beacon is 22 years old, and sits on top of a tip down pole. The pole is in good working condition (although the orange paint on the pole is faded), but the beacon unit itself has aged/deteriorated and become unreliable. This change order will include replacement of the existing rotating beacon unit, and repainting of the tip down pole with new orange & white paint. See sheets E-15, E-17, E-18 and spec sections L-101 and L-103, included with this change order, for additional detail.
- d. **Modify electrical vault** –The existing lighting control panel is configured such that the control switches face the vault exterior, allowing unauthorized individuals to access the controls. This change order includes modifying the lighting control panel as follows, to eliminate the ability for unauthorized individuals to access the controls, improving safety conditions at the Airport:
  - Patch openings on enclosure door or replace with like door and re-install switches attached to the inside of the door. Available clearances will need to be reviewed in advance to avoid conflicts between switches and control panel raceway and components. The REIL-1 and REIL-2 switches will not be used, and may be removed to allow for flexibility with the modification.

The following additional breakers are to be added to the vault panelboard to accommodate this modification:

- Vault Receptacle – 20 Amp / 1 pole
- Vault Light – 20 Amp / 1 pole
- 240V, 50A Receptacle – 50 Amp / 2 pole
- 120V, 50A Receptacle – 50 Amp / 1 pole
- 120V, 30A Receptacle – 30 Amp / 1 pole

- Second Windcone – 20 Amp / 1 pole
- Second PAPI – 20 Amp / 2 pole

e. **Repair edge of structural pavement undermined by rodents** – Rodents have burrowed beneath the structural edge of pavement at two isolated locations on the parallel taxiway. The burrowing has led to a collapse of asphalt in these two locations, leaving a divot. This change order includes sawcutting the existing asphalt (approx. 12” from existing edge of pavement), removing the existing asphalt, placing and recompacting base rock, and placing HMA at each location. The repair will protect the structural integrity of the parallel taxiway.

3. Justifications for unit prices or total cost.

Items #1 – 5 of this change order did not have bid prices associated with them. As such, the Contractor provided quotes to accomplish each work item. The contractor’s cost proposal for these item’s have been attached. The Engineer has reviewed the proposed costs for this work and has determined that the costs are reasonable.

With signature of this change order, the Sponsor recommends that the FAA accepts the cost analyses described above as evidence of cost reasonableness.

4. The sponsor's share of this cost is available from: Owner funds allocated for the purpose of this AIP project.
5. If this is a change order involving more than \$2,000, is the cost estimate based on the latest wage rate decision? Yes  No  Not Applicable .
6. Has consent of surety been obtained? Yes  Not Necessary .
7. Will this change affect the insurance coverage? Yes  No .
8. If yes, will the policies be extended? Yes  No .
9. Has this Change Order been discussed with FAA officials?  
Yes  No  When May 28, 2026 With Whom Thomas Richards

Comment \_\_\_\_\_

	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 <b>target obligation date in July.</b>
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>All documents have been submitted and approved. Contract is being finalized for signatures June 30, 2026.</p> <p>CERB Loan final review and board approval 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 the lighting system to work. Crews will be back 7/6- 7/7 to do the last coat of runway markings.</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	Grant Awarded: Mid-August construction start date.
<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