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

For those unable to access the internet, please call 509-375-3060 by 7:30 a.m. on November 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
Agenda
8:30 a.m., November 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 October 12, 2026, Budget Workshop
3. Approval of Minutes of October 14, 2026, Commission Meeting
4. Approval of Minutes of October 27, 2026, Special Commission Meeting
5. Approval of Vouchers and Certifications, Including Payroll for the Month of October, Totaling $1,038,129.23
6. Interlocal Agreement for Provision of Historic and Archaeological Study Services Between Port of Benton and the Confederated Tribes of Umatilla Indian Reservation

D. PUBLIC COMMENT

E. PUBLIC HEARING

1. 2027 Port of Benton Budget

2. 2027 Levy Certification

F. PUBLIC HEARING

1. 2027 Comprehensive Scheme of Harbor Improvements

G. ITEMS OF BUSINESS

1. Resolution 26-60, Port of Benton 2027 Budget Adoption;
   Resolution 26-61, Port of Benton 2027 Levy Certification;
   Resolution 26-62, Adoption of Comprehensive Plan

2. Resolution 26-63, Appointment of Port Auditor

3. Approval of a Negotiated Industrial Lease with GrayMar Environmental Services LLC, and Authorizing the Interim Executive Director and Legal Counsel to Execute the Lease

4. 2027 Meeting Dates

H. INFORMATION REPORTS

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

I. DIRECTOR REPORTS/COMMENTS

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

J. COMMISSIONER REPORTS/COMMENTS

K. RECESS TO EXECUTIVE SESSION as legally allowed pursuant to RCW 42.30.110(1)(c), to discuss real estate; RCW 42.30.110(1)(i), discussion with legal counsel regarding potential litigation and legal risks; RCW 42.30.110(1)(g), to evaluate the qualifications of a candidate for appointment or performance of a public employee

The session is expected to take 30 minutes.

L. RECONVENE COMMISSION MEETING

- May Take Action Following Executive Session: Motion to Approve Port Attorney's Employment Contract

M. ADJOURNMENT

The next regular Port of Benton Commission meeting will be held at 8:30 a.m. on **Wednesday, December 16, 2026,** at the Port of Benton Commission meeting room, 3250 Port of Benton Blvd., Richland, Washington.

PORT OF BENTON
COMMISSION
BUDGET WORKSHOP MINUTES
OCTOBER 12, 2026

A. CALL TO ORDER: The Commission Budget Workshop meeting was called to order at 8:30 a.m. at the Port of Benton Commission Meeting Room, 3250 Port of Benton Boulevard, Richland, Washington.

PRESENT: Commissioner Bill O'Neil, Commissioner Scott D. Keller, Commissioner Lori Stevens (attended virtually)

PORT STAFF PRESENT: Quentin Wright, Summers Miya, Ron Branine, Joe Pisca, Angela Saraceno-Lyman, Audrey Burney, Brandin Lopez, Bryan Bell, Jorge Celestino, Mardie Romero, Stuart Dezember, Paul Brachvogel

ALSO PRESENT: John O'Leary, Gravis Law; Cliff Dyer, Sundance Aviation

The following attendees attended via remote communications: Shaylee Nilsson, Sheri Collins

The Commission Meeting Budget Workshop was noticed as required by RCW 42.30.070.

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

C. BUDGET WORKSHOP

1. 2027 Proposed Budget Review

Director of Finance Stuart Dezember presented the 2027 proposed budget.

Dezember said the proposed budget starts with an estimated cash balance of nearly $6 million, including a $2.2 million general reserve.

The proposed budget reflects the port's commitment to fiscal responsibility, transparency, operational excellence, and delivering on its economic development mission.

Key financial highlights include:

- Major assumptions
  - Lease Revenues, Increase in lease-related income/Proposed Projects
- Major pending items
  - Follow up with Rail car count participation payment of approximately $700,000
  - Negotiations continue with Tree Top land sale
  - 3110 Port of Benton Blvd: retain, lease, or sell before committing to $345,000 plumbing expenditure
- Major items noted
  - Rail
    - Rails transload/Intermodal improvements include $232,000, State Grant.

- Airports
  - Richland and Prosser FAA, WSDOT Design, Department of Commerce $500,000 Contribution
- Other
  - WSDOT Shore-Power electrification grants $1.9M
  - 2501 Stevens Dr. construction $1.55M Benton County .09 funds
  - Waterfront development plan
  - Asset maintenance and management

Dezember highlighted key budget takeaways:

- Operating revenues are decreasing slightly
- Property tax levy rate decreased
- Large amount of capital projects and grants
- Significant planning projects completed
- Proposed 2027 revenue of $17.9 million

2. 2027 Proposed Comprehensive Scheme of Harbor Improvements

Director of Capital Projects, Rail & Engineering Brandin Lopez explained that CSHI provides a public framework for existing and anticipated Port improvements and capital needs. Lopez proposed aligning the CSHI review and public process with the 2027 budget calendar. Public notices and reviews would follow, and final approval was targeted for November 10.

Lopez said the main proposed format change is to keep the Capital Improvement budget separate from the CSHI rather than embedding numerous budget pages in the plan. Lopez noted that a potential sale of 3110 would require updating the plan through the Ports surplus process.

D. ADJOURNMENT: With no further business, the meeting was adjourned at 10:26 a.m.

_____
Lori Stevens
Commission Secretary

PORT OF BENTON
COMMISSION MEETING MINUTES
October 14, 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

PRESENT: Commissioner Scott D. Keller, Commissioner Bill O'Neil, Commissioner Lori Stevens attended remotely

PORT STAFF PRESENT: Stuart Dezember, Summers Miya, Audrey Burney, Bryan Bell, Brandin Lopez, Ron Branine, Quentin Wright, Mardie Romero, Paul Brachvogel, Joe Pisca

ALSO PRESENT: Clif Dyer, Sundance Aviation; Mark Underwood, Richland Airport; John Ray, Richland Airport; Rachel Hicks, WSU GEAR UP Tri-Cities; Emma Longstreth, WSU GEAR UP; Luz Goebel, WSU GEAR UP; Becky Reichel, WSU GEAR UP; Michael Mealer, Tri-Cities Rowing Association

The following attendees attended via remote communications: Wendy Culverwell, Tri-City Herald; Bryan Condon, Century West Engineering; Angela Saraceno-Lyman; Sheri Collins; Julia Mora; Dan Hanson, Apple Valley News; Shaylee Nilsson; Joshua Lott; Gareth Nisbet; one unknown phone number, Christy Mastin; SBDC, Rachel Visick, TCJOB

The Commission noticed the meeting as required by RCW 42.30.070.

B. PLEDGE OF ALLEGIANCE: Interim Executive Director Ron Branine led those present in reciting the Pledge of Allegiance.

C. CONSENT AGENDA

1. Approval of Agenda
2. Approval of minutes of September 16, 2026, Commission Meeting
3. Approval of vouchers and certifications, including payroll for September, totaling $815,847.51
4. Certification of Surplus for Port of Benton Personal Property

Commissioner Bill O'Neil made a motion, seconded by Commissioner Scott Keller, and unanimously passed by the Commissioners present, to approve the agenda for the October 14, 2026, Commission meeting and approve the minutes from the September 16, 2026, Commission Meeting. Approve vouchers and certifications, including September payroll totaling $815,847.51, and the Certification of Surplus for Port of Benton Personal Property.

D. PUBLIC COMMENT

John Ray, a Richland Airport tenant, stated that airport hangar lease fees and HOA fees are affecting economic development at the airport and have discouraged growth and new hangar construction. John also asked whether the Port has decided to sponsor Aviation Career Day again, as he would like to issue invitations on time. John thanked Summers and Quentin for all their help with the event.

Clif Dyer with Sundance Aviation at Richland Airport raised concerns about the draft budget priorities, airport land rates, and economic development.*

*Attachment A

E. ITEMS OF BUSINESS

1. Welcome and Update from Rachel Hicks, Washington State University Tri-Cities, GEAR UP OVP

Interim Executive Director Ron Branine introduced Rachel Hicks, Program Director, with WSU Tri-Cities GEAR UP.

Rachel Hicks explained that GEAR UP stands for Gaining Early Awareness and Readiness for Undergraduate Programs.

- The program supports multiple postsecondary paths – including technical training trades, two-year and four-year institutions – and helps students develop plans for life after high school.
- Tri-Cities GEAR UP has two programs: One Vision Partnership (OVP) and Harvest of Hope (HOH). As of October 1, 2026, the program included five grants.
- Rachel stated that the program covers 21 school districts, with coverage extending from Tri-Cities to communities including Kiona-Benton, Finley, Connell, Burbank, Othello, Moses Lake, Warden, Davenport, Clarkston, and Vancouver. Middle school poverty thresholds and competitive grant criteria influence the program.
- The program services include academic support, mentoring, advising, tutoring, financial aid guidance, family outreach, college and career trips, STEM activities, and post-secondary transition support. Hicks stated that she was interested in learning more about the Ports Aviation career day as a potential student opportunity.

2. Welcome and Update from Christy Mastin, Small Business Development Council

Interim Executive Director Ron Branine introduced Christy Mastin with the Small Business Development Council via Zoom.

Christy Mastin presented an overview of the Washington SBDC, a nationwide network established under the Small Business Act of 1980. Mastin stated that the Washington program is hosted by WSU and supported by partners including the Small Business Administration, Washington State Department of Commerce, Community Colleges, and local economic development organizations. Mastin acknowledged the Ports' prior support and requested continued support.

Mastin cited program impact estimates: Over ten years, SBDC clients averaged 8.5% job growth compared with a Washington average of 3%, and 18% sales growth compared with a state average of 6.5%. Mastin stated the estimated failure rate for new businesses in their first 4 years remains about 50%. Clients often discuss Washington's tax structure and labor costs; SBDC advises them on planning for wage increases and related business adjustments.

3. Resolution 26-57 – A Resolution of the Port of Benton Commission Authorizing the Interim Executive Director to Execute Documents Related to a Perpetual Roadway Easement to the City of Prosser.

Airport Manager Quentin Wright sought approval of a perpetual easement for the City of Prosser roundabout near OIE and One Country Road, along with authorization for the Interim Executive Director to sign construction-permit documents after FAA environmental review is completed. Wright stated that the parallel approvals are intended to avoid delaying construction planned for early 2027.

A motion was made by Commissioner Scott Keller, seconded by Commissioner Bill O'Neil and unanimously passed by the Commissioners present, authorizing the Interim Executive Director to execute documents related to a perpetual roadway easement to the City of Prosser.

4. Resolution 26-58 – A Resolution of the Port of Benton approving a Lease Agreement with the United States of America, acting by and through the General Services Administration, for 2019 Butler Loop, Richland Airport

Director of Economic Development Audrey Burney presented a proposed 48-month lease to a state agency through GSA for approximately 5,000 square feet, including 1,500 square feet of office space, 3,500 square feet of warehouse space, fenced yard space, and parking for roughly 30 vehicles. Burney stated the monthly rent is approximately $12,000 under a full-service lease. Burney stated the Port will retain building maintenance, insurance, and liability obligations; there is no security deposit, and federal substitution rights allow another agency to occupy the space.

A motion was made by Commissioner Bill O'Neil, seconded by Commissioner Lori Stevens and unanimously passed by the Commissioners present, approving the Lease agreement with the United States of America, acting by and through the General Services Administration, for 2019 Butler Loop, Richland Airport.

5. Resolution 26-59 – A Resolution of The Port of Benton Authorizing a Memorandum of Understanding with The Tri-Cities Rowing Association for Feasibility Planning of a Proposed Paddle and Row Center

Director of Capital Projects, Rail and Engineering, Brandin Lopez, recommended a 12-month memorandum of understanding for feasibility planning and engineering for the proposed Paddle and Row Center. Lopez said the MOU creates no funding obligation for either the Port or the association. Lopez said it supports coordinated planning with the City of Richland and allows development plans and master planning conversations to proceed in parallel where possible. The parties may extend the agreement if needed.

A motion was made by Commissioner Scott Keller, seconded by Commissioner Bill O'Neil and unanimously passed by the Commissioners present, authorizing a Memorandum of Understanding with the Tri-Cities Rowing Association for Feasibility Planning of a Proposed Paddle and Row Center.

6. HMIS Lease Security Deposit Requirement, Richland Business Park

Director of Economic Development, Audrey Burney, requested a waiver of the $250,676.76 deposit. HMIS succeeded Mission Support Alliance (MSA) as the tenant and has maintained a long-term tenancy at the property. At the October 12, 2010, Commission Meeting, the Port waived the rent security requirement under MSA. Commissioner Scott Keller stated that HMIS has never been past due and has been a tenant since 2010.

A motion was made by Commissioner Scott Keller, seconded by Commissioner Bill O'Neil and unanimously passed by the Commissioners present, waiving the rent security requirement of $250,676.76 for Hanford Mission Integration Solutions pursuant to RCW 53.08.085 and authorizing staff, legal counsel, and the Interim Executive Director to prepare and execute any related documentation necessary to memorialize the waiver.

7. Schedule of User Fees and Charges

Director of Capital Projects, Rail and Engineering, Brandin Lopez introduced a draft schedule for discussion only; no action was requested. The goal is to consolidate Port fees and direct customers to the applicable authority or agreement. The draft distinguishes statutory fees (S), fees adopted by resolution (R), and contract-based fees (C). It is intended to include items such as public record charges, permits, easements, third-party expenses, and customer requests requiring additional staff effort. Lopez said cost recovery could apply to customer-specific work, such as engineering, surveying, or legal expenses incurred during negotiations that do not proceed. If a transaction moves forward, a proposed deposit could be credited toward the purchase price or lease. The draft will be expanded and revised; Lopez stated he plans to bring a proposed adoption resolution to the Commission in November.

8. Hi-Line Engineering Ground Lease Amendment, Richland Airport

Commissioner Bill O'Neil tabled this item.

9. Resolution 22-42 – Relating to Land Rates at Richland Airport Park, Review, Discussion and Possible Action

Commissioner Bill O'Neil discussed the airport rent study and rates established under Resolution 22-42, following public comments and Commissioner O'Neil's presentation.*

*Exhibit B

Commissioner Bill O'Neil made a motion, seconded by Commissioner Scott Keller, and the Commissioners present unanimously passed, to suspend Resolution 22-42 until a new lease rate and lease structure can be completed. Extend airport leases currently due, or becoming

due, before the end of calendar year 2025 at their current rates through December 31, 2027, allowing staff time to complete the work and WSDOT to issue its statewide assessment.

F. INFORMATION REPORTS

1. Grants Update

BUILD Grant / 2579 Stevens Dr. Modernization / 2501 New Construction:

Director of Capital Projects, Rail & Engineering Brandin Lopez said Century West Engineering reported the 2579 Stevens Dr. Modernization / 2501 New Building project was approximately 50% designed and engineered, with construction documents targeted for year-end 2026. Permit applications and construction bidding were planned for January 2027, with contractor selection or negotiations anticipated by February 2027. Permits were expected to take four to five months, and site and utility improvements were targeted to begin in Quarter 3 2027.

Commerce Grant/CRISI Grant:

Brandin Lopez reported a $232,800 Commerce Grant for design services related to additional rail spurs and rail yard development. The Port will leverage that work with a $2.5 million CRISI Grant. The Port is using the funds for design and permitting activities and future construction efforts. Lopez stated the broader funding sequence may push the $51 million effort into Quarter 1 2027.

RCO Grant:

Construction Project Manager Bryan Bell provided updates on Crow Butte Wastewater ponds. Century West reported that a $200,000 RCO planning grant had received the highest possible score so far and was under review, with an award decision expected the following Friday. If awarded, funds would support engineering design, cultural and environmental review, and waterfront permitting for wastewater ponds at Crow Butte, positioning the Port to seek a later construction grant.

Director of Capital Projects, Rail & Engineering Brandin Lopez demonstrated a newly launched Port Project Review Portal on the Port website. Lopez stated that it will consolidate information, links, requirements, and an intake form for requests involving Port property, including utility crossings and traffic-control plans. Lopez said the system is intended to improve customer guidance and internal assignment and tracking, and retrieval of records in response to public-records requests. The Port receives approximately 1.5-2 requests per week, or about 100 annually.

2. Capital Projects Update:

2579 Stevens Modernization / 2501 New Building:

Brandin Lopez reported that the project was about 50% designed and engineered, with construction documents targeted for year-end 2026. Permit applications and construction bidding were planned for January 2027, with contractor selection or negotiations anticipated for

February 2027. Lopez said permits are expected to take 4-5 months, and site and utility improvements were targeted to begin in Q3 2027.

3. Airports Update:

Airport Manager Quentin Wright stated that we are still waiting on the Prosser Airport FAA report regarding the new PAPI and lighting system. Wright noted that the informal report suggests the issue might involve trimming or removing trees on the Port property or installing Baffling if trees on the property affect the lighting. Still, the Port had not received the official report after more than a month.
Wright said the Richland Airport pavement work was largely complete; staff was waiting through the 30 days before applying the second layer of pavement markings. Wright said they are preparing thank-you letters for firefighters and aviation crews, including Northwest Helicopters, Dauntless Aviation, and Washington DNR personnel.

4. Crow Butte Update:

Facilities Manager Joe Pisca reported that the Crow Butte season will end on October 15. Pisca said the season ended with about $215,000 in revenue. Occupancy was down about 8% from the previous year, while returning guests increased about 8%. June, July, and August each exceeded $40,000 in revenue. Pisca discussed increasing attendance during the early-season months and reducing costs, including approximately $80,000 spent on garbage services the prior year and the possibility of a trash compactor. The park is approaching its 20th year of operation in 2027.

G. DIRECTOR REPORTS / COMMENTS

1. Real Estate

Director of Economic Development Audrey Burney reported executing two items: the WCU 3250/3251 lease and consent to assignment of the Cook's lease. Burney was working on approximately 10 active lease or modification matters, three lease terminations are expected around December 31, about 10 rental prospects, and six land prospects. Burney also described regional discussions about housing affordability, workforce housing demand through 2044, and the average age of first-time homebuyers, reported at about 44. The Treetop purchase-and-sale agreement had been sent for review; staff were awaiting a response on language related to the development agreement.

2. Marketing

Director of Marketing and Communication, Summers Miya, stated that third Thursday USS Triton tours have continued at full capacity since the last Commission meeting, highlighting the Silent Service Motorcycle group and the Blue Knights of Washington. Miya added that 545 individuals have toured Triton through Q3.
Miya stated that the team hosted the public tour on September 30 and thanked all who participated, including Commissioner Stevens.

Miya stated that the sunrise launch was cancelled on Media Day of the Balloon Rally and a reporter could not be identified for Saturday's flight, but she attended the event herself and complimented all involved with setup and participation.
Miya announced that the Port co-hosted a booth at the RiverFest event on Saturday, October 3 and thanked the staff who participated.
Miya highlighted several of the events she participated in, including the Elected Leaders Reception, Tri-Cities Rivershore Enhancement Council field tour with the US Army Corps of Engineers, the Benton County Courthouse Great Centennial event, the TRIDEC press release announcing that they have partnered with Avalanche Energy to advance plans for the first global fusion machine manufacturing facility in the Tri-Cities.
Miya added that she has been continuing with the Entrepreneurial Awards committee, with the event being held Tuesday, 10/20.
Miya added that she has been working on updates to the Comprehensive Plan, the fall newsletter and has assisted with coordination of the Project Review Portal and new project page for the 2501 Stevens Drive project.
Miya stated that she will be attending the WPPA Small Ports event October 21-23.

3. Port Attorney

Port Attorney Paul Brachvogel stated that there were no items for the regular session.

4. Finance Director

Director of Finance, Stuart Dezember, thanked staff for work on the budget workshop held earlier in the week and said the draft remained a living document as leases and other information changed. Dezember proposed a special meeting on October 27, preferably in the morning, primarily for a budget workshop. Dezember anticipated presenting a lease for approval and asking the commission to approve the draft budget so it could be made available for public inspection, along with the Comprehensive Scheme of Harbor Improvements (CSHI).
Commissioner O'Neil asked to receive the notice early enough to issue the required notice.

5. Interim Executive Director

Interim Executive Director Ron Branine reported that Avalanche Energy planned to continue using Port's 2345 building for research and development, with office and restroom upgrades, while pursuing a separate manufacturing facility. The Port sought more information to assess impacts and safety for other building occupants. Branine also described restarting a regional "quad ports" group with the ports of Pasco, Kennewick, and Walla Walla, to meet monthly.

H. COMMISSIONER REPORTS/COMMENTS

Commissioner O'Neil thanked staff for the budget work, the public tour, and coordinating firefighting support.

Commissioner Stevens emphasized that the public tours help residents understand the Port's role in jobs, tourism, and economic development.

I. RECESS TO EXECUTIVE SESSION

The regular commission meeting was recessed at 10:30 a.m. with an announcement that an executive session would commence at 10:30 a.m. For 45 minutes under RCW 42.30.110(1)(c), to discuss real estate; RCW 42.30.110(1)(i), to discuss with legal counsel regarding potential litigation/legal risks; RCW 42.30.110(1)(g), to evaluate the qualifications of a candidate for appointment or performance of a public employee. The regular meeting will reconvene at 11:15 a.m.
At 11:15 a.m., it was announced that an additional 15 minutes would be added to Executive Session**.**

J. RECONVENE COMMISSION MEETING

The regular meeting was reconvened at 11:30 a.m.

No other action was reported after the executive session.

K. ADJOURNMENT

The regular meeting was adjourned at 11:31 am.

_____
Lori Stevens, Commission Secretary

2026-10-14 - Dyer Public Comment Exhibit A

PUBLIC COMMENT ON DRAFT BUDGET PRIORITIES

Presented by Clif Dyer Sundance Aviation
Port of Benton Commission Meeting
October 2026

Good morning, Commissioners, and staff

My name is Clif Dyer, and I appreciate the work that the Commission and Port staff have invested in developing the draft budget. I also appreciate the opportunity for public input while these priorities are still under consideration.

As an airport tenant and service provider, I encourage the Commission to focus on supporting financial stability during a period of reduced revenues and economic uncertainty. My comments are offered in the spirit of helping distinguish between projects that may provide value in the future and projects that are necessary today.

Regarding the proposed water infrastructure project at Richland Airport, I understand the potential value of extending water service in the future. However, the project primarily serves an area that is already developed. Currently, I do not see the project creating new jobs, new construction, new lease revenue, or significant new economic activity for the Port.

The project may have merit eventually, but I respectfully question whether this is the right time to move forward with it. Given current budget pressures, this is a project that could be deferred and reconsidered when revenues are stronger or when a clearly defined development need exists.

I would offer a similar observation regarding the proposed replacement of airport weather stations. Reliable weather reporting is unquestionably important to aviation safety, and I appreciate the Port's commitment to supporting safe airport operations. However, as an airport user, I am not aware of an immediate operational concern that would require replacement at this budget cycle.. If the existing systems remain functional and compliant, this may be another project that could be postponed for a year or even two if necessary.

My recommendation is not that these projects be canceled permanently. Rather, I encourage the Commission to consider whether they are priorities for this budget cycle. In my view, this may be a year to focus on preserving financial flexibility, strengthening revenues, and limiting capital expenditures to projects that are necessary for safety, compliance, operations, or measurable economic return.

These projects may have value in the future; I am simply suggesting that this may not be the year to pursue them.

Thank you for your consideration and for your continued support of the airport community, and I welcome any questions or clarifications you have at this time, or in the future.

PUBLIC COMMENT ON
AIRPORT LAND RATES AND ECONOMIC DEVELOPMENT

Presented by Clif Dyer
Port of Benton Commission Meeting

Good morning, Commissioners.

I would like to speak on the airport land rate policy that grew out of the 2020 airport rent study.

My concern is not whether the rates were supported by a consultant's report when they were adopted. My concern is whether the policy has achieved the economic development objectives the Port hoped to accomplish.

At this point, the policy has been in place long enough that we can judge it by its results.

As a business owner at Richland Airport, I have personally postponed significant investment in Sundance Aviation because of the uncertainty and economics created by the current rate structure.

At one time, there were twenty individuals expressing interest in building hangars at Richland Airport. Today, much of that interest has disappeared.

More importantly, I do not see meaningful new aviation development occurring on airport property. I do not see new hangars under construction. I do not see substantial new private investment flowing into the airport.

Economic development is not carried out by setting the highest possible lease rate. Economic development occurs when private individuals are willing to risk their own capital, build facilities, create jobs, base aircraft, purchase fuel, and grow businesses at the airport.

An empty parcel generates no jobs, no fuel sales, no economic activity, and no return to the community. A developed parcel generates revenue, business activity, and economic benefits for decades.

From my perspective, the current policy appears to have prioritized maximizing lease rates over maximizing aviation development.

If the purpose of the Port is economic development, then the measure of success is not what a consultant said a parcel should rent for six years ago. The measure of success is whether people are investing at Richland Airport today.

I would encourage the Commission to evaluate based on outcomes, not assumptions. Because if the policy is not producing growth, investment, and aviation activity, then it is not doing the mission it was intended to serve.

Thank you

2026-10-14
Item of Business #9
Exhibit B

Resolution 22-42

This resolution was the result of a rate study conducted in 2022, that every single tenant I've spoken with, that has been affected by it, says it was too extreme of an increase.

It's hard to pick a point to start this conversation so I'll start with my experience. Combining my time with NASA and all my personal flight experiences, I have probably visited at least a 1000 out of the 5000 airports in this country.

I've seen every phase of an airport life cycle, from those that were thriving, growing and successful, to those that were hanging on by their fingernails trying not to close.

Some of you have heard this before but I want to get it on the record, in this country, on average there is one general aviation airport per week that is closed permanently. What's even more alarming is that no one is building new ones.

What I found is three common elements for those that were succeeding:

1. Investment by both the sponsor of the airport and private investors
2. Cooperative long term relationships between the sponsor and investors/tenants

   Basically, sharing a common goal of protecting and growing the airport
3. Lastly is a good community understanding of the importance and benefit of these airports, as an economic engine and providing other important services
    a. Stats on RICH and PROSS (WASHDOT ECON STUDIES)

2026-10-14
Item of Business #9
Exhibit B

Look at growth RICH MAP 2000-2017, 2018-Present

Who Invested and Why

Herb Brayton, Ralph Collins, Cannon Hill, Ken Jackson

Airport hangars are actually a terrible investment with returns on those investments of 20-30 years, Any Investment Advisor would block their office door to keep you from investing in them, so why would these people invest? They are all aviators?they understand the importance of general aviation airports to the entire aviation system. So they all entered into a cooperative relationship with the port, a soft partnership built on trust and the common goal of growing the airports. In the past 7 years all of these investors as well as others that outside of the airport fence, have said that this relationship and trust has been shattered, How many tenants have we heard from right here stating that very thing. Ive got half a dozen or more email complaints right now outlining how these tenants wanted to continue to build and grow the airport, but the Port leadership would not work with them. One quote sums it up perfectly. “RJ”

Looking back, I now believe it all started with this RES 22-42, But I’m not going to put all the blame on it, we do have the impacts from COVID, Supply Chain issues, and cost of building hangars has more than doubled, however I believe most of the lack of investment is due to the evaluated lease rates, (not just for Richland but Prosser as well). Additionally, we need to look at the lease packet it self, why do we have leases that are 40pages when other airports have 5 to10? My lease was signed in 2018 and is 20 pages, I Know 5-10 pages won’t cover everything but still we need to streamline and make them easier to understand. We Also need to look at how we are classifying the ground these leases cover. Determining whether the tenants can use that property exclusively or is it just used for transitioning through it, just as any other airport user can use it.

2026-10-14
Item of Business #9
Exhibit B

Lastly Ive read this manual cover to cover at least three time now and nowhere in here does it say our charter is to maximize profits or revenues. (R,M) Still over the past 7 years we've heard statements from Port Leadership, like, "The POB is going to set the Gold Standard for Lease Rates", or "All our leases will become Profit centers"

This way of thinking has destroyed trust and killed relationships, stopping investment, pushing our airports into decline.

The Good News is we are only just starting down that path, we have a great opportunity to turn it around, but more importantly we can learn from all those airports that are succeeding, as well as learn from the mistakes of those that have failed or are failing. NOT SAYING WE NEED OR SHOULD DO THIS, BUT HERE IS AN EXAMPLE THAT SHOWS A GOOD COOPERATIVE RELATIONSHIP(Read Letter)

I will close with a reminder to the commissioners that the three of us had central to our campaigns, the premise and promise to our communities that we would do everything we could to secure the future of our airports, preserving that massive economic engine of over 100 million per year. What am proposing here today is the start of fulfilling that promise.

I have a couple of motions to make, but before I do I want to give commissioners a chance to make their own comments.

2026-10-14
Item of Business #9
Exhibit B

It is for the reasons given here today I Commissioner O'Neil move that we suspend Resolution 22-42 until a new lease rate and lease structure can be completed.

2nd_____

Signify your vote by Yes or No

Commissioner Stevens Yes/No

Commissioner Keller Yes/No

Commissioner O'Neil Yes/No

To Give the Port staff adequate time to complete this action and WashDOT time to complete their state wide assessment and report on Airport fees for our comparison, I Commissioner O'Neil move that all airport leases that are currently due or will become due between now and the end of Calendar year 2027, we grant them a lease extension at their current rate through Dec31st 2027

2nd_____

Signify your vote by Yes or No

Commissioner Stevens Yes/No

Commissioner Keller Yes/No

Commissioner O'Neil Yes/No

PORT OF BENTON
SPECIAL COMMISSION MEETING MINUTES
October 27, 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, Stuart Dezember, Mardie Romero, Bryan Bell, Brandin Lopez, Quentin Wright, Jorge Celestino, Audrey Burney

ALSO PRESENT: Clif Dyer, Sundance Aviation; Mayor Pro Tem Shayne Van Dyke, City of Richland

The following attendees attended via remote communications: Sheri Collins, Shaylee Nilsson, Gareth Nisbit, Paul Brachvogel, Rachel Visick; Tri-Cities Area Journal of Business, Angela Saraceno-Lyman, Julia Mora

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. Review of the 2027 Port of Benton Proposed Budget Before Being Placed on File for Public Review

   Director of Finance Stuart Dezember presented a revised proposed 2027 budget; he explained that the Port's largest expenditure is Capital Projects at $10 million. Dezember stated that the proposed 2027 budget is $21.09 million and will maintain a cash reserve of $2.8 million, with $2.3 million in general reserve and $500k for future capital project obligations. Dezember said the 2027 property tax levy figures are not yet final, and assessed values are not expected to change significantly. He said the proposed 2027 levy includes a 1% increase, estimated at $26,000, plus about $31,000 from new construction. The total proposed levy is $3.3 million, or .29 cents per $1,000 of assessed value.
   Dezember stated that the commission will hold a public hearing on the tax levy at its next meeting on November 10.

   Dezember highlighted the anticipated grant work for the rail project and BUILD, $1.9 million for the shore power electrification, and the Ports allocation of .09 funds for construction and infrastructure. Crow Butte landscaping was increased by $30,000, bringing the proposed amount to $38,000, primarily for ongoing tree removal. Dezember described the long-term debt balance as about $9.7 million, with rates ranging from 1.9% to 4%; the budget anticipates no additional borrowing. Dezember discussed Capital Projects such as Port-wide pavement maintenance, roof and HVAC replacements, a $75,000 AWAS design project, and $100,000 to

remove orchard trees at the Prosser Wine & Food Park; the orchard tree removal is out for bid and is hoped to begin soon. A possible land sale remained under discussion and was not included as budget revenue.
2501 Stevens Drive: the proposed Port contribution was $1.55 million, alongside a $232,000 state grant, a $625,000 CRISI grant, and $3.5 million in BUILD funding. The $12 million project is multi-year, with substantial work anticipated in 2028. Shore power funding was listed at $2.1 million. The airport projects include a wildlife hazard management plan and environmental review and planning related to future wildlife fencing.

Dezember said that the facilities equipment plans include 2 additional lawnmowers and a landscape trailer, as existing mowers had accumulated substantial operating hours. Other adjustments included funding for the 20th anniversary of the Ports Crow Butte lease from the Corps of Engineers; reducing LoopNet from $8,400 to $1,600 for one site; combining engineering, surveying, and planning/development services into a $108,000 line; $750,000 for track operations; $100,000 for legal services; and $40,000 for audits. Totaling $1.5 million, compared with $2 million in 2026.

Commissioner Scott Keller made a motion to approve the proposed 2027 budget for placement on file for public review. Commissioner Lori Stevens seconded the motion, and the Commission unanimously passed it.

2. Review of the 2027 Comprehensive Scheme of Harbor Improvements Before Being Placed on File for Public Review

   Director of Capital Project, Rail & Engineering, Brandin Lopez, stated that the updates to the plan are minor: refreshed maps, aerials, and photographs; he said they removed outdated or duplicate language, and clearer connections between long-range planning, capital investment, and annual implementation. Lopez said the Capital Improvement Plan (CIP) would be maintained as a separate document attached to the comprehensive plan, allowing the CIP to be updated more flexibly without revising the entire plan.
   Lopez stated the Port's overall direction had not changed, and major revisions were not anticipated unless circumstances, property holdings, or capital and operating priorities changed.

   Commissioner Lori Stevens made a motion to approve the proposed 2027 Comprehensive Plan for Harbor Improvements for placement on file for public review. Commissioner Scott Keller seconded the motion, and the Commission unanimously passed it.

3. IRS Tax Lien

   Director of Finance, Stuart Dezember, provided an informational report; no action is requested. Dezember stated the Port received an IRS letter on August 13, 2026, a notice of intent to lien Port property, followed the next day. The lien came to light during the closing of new tenants; Bunge, a title report identified it. Dezember said that he identified two underlying balances: a March 2026 payroll-tax deposit that the Port had not made, which was an actual error and has since been paid in full; and a roughly $20,000 balance associated with June 2025 that he believes resulted from an IRS data entry error. Dezember said the lien was filed in

August 2026. The Port is working with the IRS to have it removed and is seeking records to determine what notices and communications were sent and how the issue developed. The IRS agent reported an attempt to contact the former Port finance director. Dezember stated the overall amount referenced was $46,889 and confirmed that the balances and reports have been addressed. The lien did not hold up the Bunge closing or title insurance. Commissioner O'Neil stressed that all IRS correspondence should be flagged and brought to staff's attention immediately.

4. Tri Power, Inc. Lease Agreement, Technology and Business Campus

   Director of Properties, Audrey Burney, stated that this is a small business; they are a local electrical contractor serving the Hanford area and have been operating for approximately five years and are using a temporary trailer but need office space by the end of October. Burney said the space is located at 3250 Port of Benton Blvd. and is approximately 963 square feet. Burney said the lease will be for two years, with one-year renewal options. The first year is $19,000; the second year is approximately $24,000.

   Commissioner Scott Keller made a motion to approve the proposed lease agreement for Tri Power, Inc., in the Technology and Business Campus. Commissioner Lori Stevens seconded the motion, and the Commission unanimously passed it.

5. Authorize the Interim Executive Director to Offer Employment to a Facilities Maintenance Candidate

   The Interim Executive Director, Ron Branine, stated the landscaping position has been vacant for eight or nine months. The candidate has been working through Express Employment, and the candidate is doing exceptionally well. The position was budgeted as a backfill.

   Commissioner Lori Stevens made a motion to authorize the Interim Executive Director to offer employment to a facilities maintenance candidate. Commissioner Scott Keller seconded the motion, and the Commission unanimously passed it.

D. CONVENE EXECUTIVE SESSION

It was announced that an Executive Session would commence at 9:15 a.m. for 45 minutes to discuss, with legal counsel pursuant to RCW 42.30.110(1)(c) to discuss real estate; RCW 42.30.110(1)(i), discussions with legal counsel regarding potential litigation and legal risks; RCW 42.30.110(1)(g), to evaluate the qualifications of a candidate for appointment or performance of a public employee.

The special meeting was recessed at 9:15 a.m.

The executive session is expected to take 45 minutes.

The Special meeting will reconvene at 10:00 a.m. At 10:05 a.m., it was announced that an additional five minutes was added to executive session.

E. RECONVENE SPECIAL COMMISSION MEETING

The Special Commission meeting was reconvened at 10:05 a.m.

No action was taken following Executive Session

F. ADJOURNMENT

The Special Commission meeting adjourned at 10:06 a.m.

_____

Lori Stevens, Commission Secretary

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

General Expenses

Accounts Payable Warrants #:	86719	-	86846	$	783,700.43
Electronic Payments:					7,142.63
Total General Expenses				$	790,843.06

Payroll

Direct Deposit:		
ACH	$	142,883.28
Electronic Payments:		
IRS Payroll Tax Deposit(s)		77,826.83
Other Payroll Related Payments		26,576.06
Total Payroll	$	247,286.17
Total General Expenses and Payroll	$	1,038,129.23

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 10th day of November, 2026.

_____ President

_____ Vice President

_____ Secretary

Bar	Date	Payee	Document No.	Amount	Cleared
	10/7/2026	VEN00849--AUTO RESCUE LLC	86719	377.54	In transit
	10/7/2026	VEN00038--BANNER BANK - Credit Card	86720	7,926.61	In transit
	10/7/2026	VEN00044--BENTON PUD	86721	2,369.76	In transit
	10/7/2026	VEN00053--BENTON RURAL ELEC ASSOCIATION	86722	709.08	In transit
	10/7/2026	VEN00468--CASCADE FIRE PROTECTION CO.	86723	9,163.14	In transit
	10/7/2026	VEN00075--CASCADE NATURAL GAS CORP	86724	394.05	In transit
	10/7/2026	VEN00071--CITY OF PROSSER	86725	7,715.64	In transit
	10/7/2026	VEN00089--CITY OF RICHLAND	86726	32,901.17	In transit
	10/7/2026	VEN00105--CONNELL OIL, INC	86727	2,600.80	In transit
	10/7/2026	VEN00847--ENERGY SOLUTIONS	86728	12,135.95	In transit
	10/7/2026	VEN00161--EXPRESS SERVICES, INC.	86729	1,352.60	In transit
	10/7/2026	VEN00601--GRAVIS LAW PLLC	86730	12,839.50	In transit
	10/7/2026	VEN00200--HDR ENGINEERING, INC	86731	859.98	In transit
	10/7/2026	VEN00729--HIGH FIVE MOTORSPORTS LLC	86732	3,127.51	In transit
	10/7/2026	VEN00291--KENNEWICK RANCH AND HOME	86733	60.91	In transit
	10/7/2026	VEN00242--LIBERTY LAWN & SAW	86734	5,522.06	In transit
	10/7/2026	VEN00844--MID COLUMBIA HARDWARE LLC	86735	238.05	In transit
	10/7/2026	VEN00848--MILO DRAFTING & DESIGN SOLUTIONS LLC	86736	910.00	In transit
	10/7/2026	VEN00843--PACIFIC PUBLIC AFFAIRS	86737	9,000.00	In transit
	10/7/2026	VEN00783--PYE-BARKER FIRE & SAFETY dba MOON SECURITY SERVICES	86738	6,303.26	In transit
	10/7/2026	VEN00636--SENSKE LAWN & TREE CARE LLC	86739	1,584.56	In transit
	10/7/2026	VEN00824--SPYDERCORP LLC	86740	1,520.00	In transit
	10/7/2026	VEN00719--STANDARD PAINT & FLOORING LLC	86741	398.75	In transit
	10/7/2026	VEN00762--TK ELEVATOR CORPORATION	86742	935.68	In transit
	10/7/2026	VEN00622--TOTAL ENERGY MANAGEMENT & HVAC SERVICES INC	86743	2,659.75	In transit
	10/7/2026	VEN00414--VERIZON COMMUNICATIONS INC	86744	1,600.07	In transit
	10/7/2026	VEN00449--ZIPLY FIBER	86745	492.76	In transit
	10/7/2026	VEN00449--ZIPLY FIBER	86746	290.75	In transit
	10/7/2026	VEN00449--ZIPLY FIBER	86747	170.48	In transit
	10/7/2026	VEN00449--ZIPLY FIBER	86748	131.89	In transit
	10/7/2026	VEN00449--ZIPLY FIBER	86749	556.97	In transit
	10/7/2026	10040--Saraceno Lyman, Angela	86750	300.00	In transit
	10/7/2026	10052--Nilsson, Shaylee	86751	20.13	In transit
	10/16/2026	10026--Stevens, Lori	86752	59.28	In transit
	10/16/2026	10020--Miya, Summers	86753	1,106.97	In transit
	10/16/2026	VEN00756--3 RIVERS DIESEL REPAIR	86754	1,003.47	In transit
	10/16/2026	VEN00006--ABADAN, INC	86755	149.95	In transit
	10/16/2026	VEN00044--BENTON PUD	86756	210.45	In transit
	10/16/2026	VEN00059--BENTON-FRANKLIN HEALTH DEPT	86757	30.00	In transit
	10/16/2026	VEN00066--BNSF RAILWAY COMPANY	86758	1,655.22	In transit
	10/16/2026	VEN00469--CENTURY WEST ENGINEERING CORP	86759	4,974.00	In transit

10/16/2026	VEN00083--CENTURYLINK	86760	148.24	In transit
10/16/2026	VEN00089--CITY OF RICHLAND	86761	182.67	In transit
10/16/2026	VEN00077--COLUMBIA BASIN IT	86762	3,509.09	In transit
10/16/2026	VEN00107--COOK'S ACE HARDWARE	86763	10.85	In transit
10/16/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	86764	473.28	In transit
10/16/2026	VEN00607--EASTERN WASHINGTON TRANSPORTATION	86765	700.00	In transit
10/16/2026	VEN00161--EXPRESS SERVICES, INC.	86766	1,352.60	In transit
10/16/2026	VEN00166--FERGUSON ENTERPRISES, INC.	86767	73.30	In transit
10/16/2026	VEN00811--GOODSTEIN LAW GROUP PLLC	86768	40,958.00	In transit
10/16/2026	VEN00845--GREGS SEPTIC SERVICE	86769	2,652.28	In transit
10/16/2026	VEN00725--GTS INTERIOR SUPPLY	86770	535.23	In transit
10/16/2026	VEN00201--HEALTH CARE AUTHORITY	86771	43,694.27	In transit
10/16/2026	VEN00202--HERC RENTALS INC.	86772	863.55	In transit
10/16/2026	VEN00525--HUB INTERNATIONAL NORTHWEST LLC	86773	11,500.00	In transit
10/16/2026	VEN00229--KELLEY'S TELE-COMMUNICATION, INC.	86774	182.00	In transit
10/16/2026	VEN00242--LIBERTY LAWN & SAW	86775	1,633.14	In transit
10/16/2026	VEN00510--LIFESECURE INSURANCE COMPANY	86776	448.20	In transit
10/16/2026	VEN00380--MCCLATCHY COMPANY	86777	116.78	In transit
10/16/2026	VEN00850--NW POWER EQUIPMENT	86778	3,263.94	In transit
10/16/2026	VEN00548--PARKING BOXX CORP.	86779	55.49	In transit
10/16/2026	VEN00297--PERSONAL TOUCH CLEANING, INC.	86780	37,213.44	In transit
10/16/2026	VEN00299--PHASE 2 ELECTRIC, INC.	86781	2,457.57	In transit
10/16/2026	VEN00334--SANITARY DISPOSAL, INC.	86782	1,905.60	In transit
10/16/2026	VEN00825--SAYRE SAYRE & FOSSUM, PS	86783	570.00	In transit
10/16/2026	VEN00814--SIMPLIVERIFIED LLC	86784	144.00	In transit
10/16/2026	VEN00352--SMARSH, INC.	86785	41.76	In transit
10/16/2026	VEN00385--THE HOME DEPOT CRC/GECF	86786	339.65	In transit
10/16/2026	VEN00346--THE SHERWIN-WILLIAMS CO.	86787	1,193.12	In transit
10/16/2026	VEN00298--TRI-CITY COMPUTER CONSULTING LLC	86788	1,904.00	In transit
10/16/2026	VEN00398--TRI-CITY SIGN & BARRICADE	86789	330.75	In transit
10/16/2026	VEN00399--TRIDEC,INC.	86790	2,500.00	In transit
10/16/2026	VEN00402--UNDERGROUND CREATIVE, LLC	86791	4,962.84	In transit
10/16/2026	VEN00410--USDA APHIS	86792	6,196.97	In transit
10/16/2026	VEN00412--VALLEY PUBLISHING COMPANY	86793	872.64	In transit
10/16/2026	VEN00746--VERIZON CONNECT FLEET USA LLC	86794	622.56	In transit
10/16/2026	VEN00532--VIC'S AUTO PARTS & SUPPLY	86795	162.02	In transit
10/20/2026	VEN00667--APOLLO MECHANICAL CONTRACTORS	86796	631.04	In transit
10/20/2026	VEN00044--BENTON PUD	86797	811.15	In transit
10/20/2026	VEN00143--DSD BUSINESS SYSTEMS	86798	36,438.83	In transit
10/20/2026	VEN00200--HDR ENGINEERING, INC	86799	1,107.38	In transit
10/20/2026	VEN00718--PND ENGINEERS INC	86800	7,701.30	In transit

10/20/2026	VEN00604--SANDOLLAR LLC	86801	8,000.00	In transit
10/23/2026	VEN00852--A-ONE REFRIGERATION & HEATING	86802	238.27	In transit
10/23/2026	VEN00012--AFLAC	86803	1,155.56	In transit
10/23/2026	VEN00030--ASBESTOS AND MOLD SOLUTIONS, INC.	86804	277.00	In transit
10/23/2026	VEN00075--CASCADE NATURAL GAS CORP	86805	2,407.61	In transit
10/23/2026	VEN00083--CENTURYLINK	86806	174.88	In transit
10/23/2026	VEN00321--CI INFORMATION MANAGEMENT	86807	51.23	In transit
10/23/2026	VEN00290--CI-PW, LLC (Paradise Bottled Water)	86808	140.35	In transit
10/23/2026	VEN00105--CONNELL OIL, INC	86809	1,904.97	In transit
10/23/2026	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	86810	761.60	In transit
10/23/2026	VEN00161--EXPRESS SERVICES, INC.	86811	2,705.20	In transit
10/23/2026	VEN00166--FERGUSON ENTERPRISES, INC.	86812	21.99	In transit
10/23/2026	VEN00009--GEO WAY ACE HARDWARE	86813	128.38	In transit
10/23/2026	VEN00231--KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	86814	1,084.58	In transit
10/23/2026	VEN00291--KENNEWICK RANCH AND HOME	86815	61.99	In transit
10/23/2026	VEN00236--LES SCHWAB TIRE CENTERS OF WA LLC	86816	1,760.49	In transit
10/23/2026	VEN00240--LIFE FLIGHT NETWORK FOUNDATION	86817	56.25	In transit
10/23/2026	VEN00262--MR. ROOTER PLUMBING	86818	979.20	In transit
10/23/2026	VEN00299--PHASE 2 ELECTRIC, INC.	86819	918.60	In transit
10/23/2026	VEN00305--POCKETINET COMMUNICATIONS, INC.	86820	242.00	In transit
10/23/2026	VEN00312--PROSSER NAPA	86821	9.40	In transit
10/23/2026	VEN00783--PYE-BARKER FIRE & SAFETY dba MOON SECURITY SERVICES	86822	239.09	In transit
10/23/2026	VEN00464--ROCKABILLY ROASTING CO.	86823	115.00	In transit
10/23/2026	VEN00685--ROLL AND CAP PRODUCTIONS	86824	1,915.20	In transit
10/23/2026	VEN00377--TRI-CITY AREA JOURNAL OF BUSINESS	86825	1,250.00	In transit
10/23/2026	VEN00727--VALLEY WIDE COOPERATIVE INC	86826	1,336.14	In transit
10/23/2026	VEN00570--VITAL RECORDS CONTROL	86827	473.95	In transit
10/23/2026	VEN00834--VTE RENTALS LLC	86828	1,715.22	In transit
10/23/2026	VEN00449--ZIPLY FIBER	86829	170.48	In transit
10/23/2026	VEN00449--ZIPLY FIBER	86830	101.54	In transit
10/30/2026	VEN00075--CASCADE NATURAL GAS CORP	86831	30.51	In transit
10/30/2026	VEN00853--CENTRAL WASHINGTON CORN PROCESSORS	86832	809.85	In transit
10/30/2026	VEN00469--CENTURY WEST ENGINEERING CORP	86833	47,126.34	In transit
10/30/2026	VEN00089--CITY OF RICHLAND	86834	27,657.57	In transit
10/30/2026	VEN00700--CLIFTON LARSON ALLEN LLP	86835	11,025.00	In transit
10/30/2026	VEN00639--CWW LLC (COLUMBIA RAIL)	86836	48,500.00	In transit
10/30/2026	VEN00691--GRANITE CONSTRUCTION COMPANY	86837	217,914.43	In transit
10/30/2026	VEN00459--HOLLAND COMPANY	86838	25,131.00	In transit
10/30/2026	VEN00299--PHASE 2 ELECTRIC, INC.	86839	2,692.85	In transit
10/30/2026	VEN00326--RGW ENTERPRISES P.C. INC	86840	8,750.00	In transit

10/30/2026	VEN00414--VERIZON COMMUNICATIONS INC	86841	1,504.52	In transit	
10/30/2026	VEN00834--VTE RENTALS LLC	86842	177.92	In transit	
10/30/2026	VEN00358--WASHINGTON STATE AUDITOR'S OFFICE	86843	3,245.30	In transit	
10/23/2026	10041--Burney, Audrey	86844	714.45	In transit	
10/23/2026	10032--Bell, Bryan	86845	659.60	In transit	
10/30/2026	10043--Potter, Wayne	86846	546.65	In transit	
10/27/2026	VEN00239--WASHINGTON STATE DEPT OF REVENUE	09/26 B&O		In transit	2,788.67
10/27/2026	VEN00239--WASHINGTON STATE DEPT OF REVENUE	0726B&O		In transit	4,353.96
10/9/2026	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	100926DSHS		In transit	100.00
10/9/2026	VEN00215--INTERNAL REVENUE SERVICE	100926FT		In transit	23,893.47
10/9/2026	VEN00215--INTERNAL REVENUE SERVICE	100926FTCO		In transit	1,531.15
10/20/2026	VEN00215--INTERNAL REVENUE SERVICE	102026FT		In transit	27,001.08
10/23/2026	VEN00122--DEPT OF RETIREMENT SYSTEMS	102326DCP		In transit	5,880.72
10/23/2026	VEN00425--WASHINGTON STATE SUPPORT REGISTRY	102326DSHS		In transit	100.00
10/23/2026	VEN00215--INTERNAL REVENUE SERVICE	102326FT		In transit	25,401.13
10/9/2026	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW10092026		In transit	1,665.75
10/23/2026	VEN00268--NATIONWIDE RETIREMENT SOLUTION	NW10232026		In transit	1,776.95
10/30/2026	VEN00171--EMPLOYMENT SECURITY DEPT	Q326 CARES		In transit	2,485.88
10/31/2026	VEN00444--WASHINGTON STATE DEPT OF LABOR & INDUSTRIES	Q3-26LNI		In transit	9,169.14
10/30/2026	VEN00171--EMPLOYMENT SECURITY DEPT	Q326-PFML		In transit	5,397.62
BC Account no: 6631-6601101					
Total for BCT MAIN			**783,700.43**		**111,545.52**

INTERLOCAL AGREEMENT FOR PROVISION OF HISTORIC AND ARCHEOLOGICAL STUDY SERVICES BETWEEN PORT OF BENTON AND THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION

This lnterlocal Agreement Is made and entered into by and between the Confederated Tribes of the Umatilla Indian Reservation (hereinafter "Tribes"), a federally recognized Indian Tribe, and the Port of Benton (hereinafter "Port"), a political subdivision of the State of Washington, pursuant to RCW 39.34 on this 2nd day of November 2026. The Port and Tribes are collectively referred to as "Parties".

1. Purpose.

1.1 The purpose of this agreement is to establish an interlocal agreement pursuant to RCW 39.34 between the Parties for the provision of historic and archeological study services to the Port by the Tribes' Cultural Resources Protection Program.

2. Work.

2.1 Each time the Port desires the services of the Tribes it shall first submit a request for work to the Tribes at the address indicated herein for review and approval by the Tribes. The request for work shall contain an accurate description of the project, maps and any other information of relevance to the project.

2.2 Upon review and approval of the request for work, the Tribes shall submit a statement indicating the scope of work to be performed and an accompanying budget. These documents shall indicate the work to be performed including all anticipated time, materials, and equipment necessary to carry out the project along with the terms of reimbursement including all estimated administrative costs and overhead expenses.

3. Reimbursement.

3.1 The Port shall reimburse the Tribes for all work performed by the Tribes under this Agreement in accordance with the budget approved for each project.

3.2 The Tribes shall submit billings to the Port, for work performed within a reasonable time after performance of the work, or as otherwise Indicated in an approved budget for each project. The Port shall reimburse the Tribes within thirty (30) days of receipt of each billing from the Tribes.

4. Term.

4.1 This Agreement shall be in effect from the date of its execution and shall terminate on the 31st day of October 2029.

4.2 This Agreement may be terminated by either party within ten (10) days written notice of its Intent to terminate. Such termination shall not relieve the Port of its obligation to reimburse the Tribes for work performed prior to the effective date of termination.

5. Ownership/Confidentiality.

5.1 The Port shall own all reports provided to it under this Agreement. Information in any report concerning the location of archaeological sites or objects shall remain confidential in accordance with Sections 5.2 and 5.3 of this Agreement. All other intellectual property, including work product, shall remain the property of the Tribes.

5.2 Some information and technology of the Tribes is confidential, proprietary, or otherwise a trade secret, including but not limited to information concerning the location of archaeological sites or objects and oral histories of Tribal members. Any information may be withheld by the Tribes if, in their sole discretion, they believe it may be subject to public disclosure under Washington's Public Disclosure Act (PDA) or otherwise, notwithstanding the consequences of withholding the information. Furthermore, the Port shall withhold from public disclosure any and all information obtained from the Tribes that is subject to an exclusion under Washington's PDA. Specifically, all oral histories, stories, and archeological information that is not obtained as a direct result of the investigation being conducted, shall be considered trade secrets of the Tribes as that term is defined in RCW 19.108.010 and the Port shall assert that as a basis for exemption in any request for information pursuant to PAWS v. University of Washington, 125 Wn.2d 243, and WAC 44-14-06002(7). In addition, the Port shall withhold from public disclosure all records, maps or other information identifying the location of any and all archaeological sites including Information related to the study being conducted pursuant to RCW 42.56.300.

5.3 Each document or portion of document which the Tribe considers to be confidential information, proprietary or trade secret as defined in this Agreement shall be conspicuously marked by the Tribe as "Confidential Information - Do Not Disclose" prior to delivery to the Port.

5.4 In the event the Port receives a request for disclosure of any information described in Section 5.2, or the Port is subject to legal process for the disclosure of the information, the Port shall provide written notice to the Tribes of the request or process in a timely manner to allow the Tribes an opportunity to respond, appear or intervene in any such process. The Tribes agree to join with the Port in opposing the disclosure of the information described in Section 5.2. In the event a court of competent jurisdiction determines the Port must

disclose the requested information, then the Port may disclose the information without violating this Agreement, subject to any rights of appeal which the Tribes may elect to exercise.

5.5 In the event of any order or directive requiring the Port to disclose this protected information, the Tribes may terminate this Agreement immediately without notice and pursue any remedy provided by law.

6. No Third-Party Beneficiaries.

6.1 The Port and the Tribes are the only parties to this Agreement and are the only parties entitled to enforce the terms of this Agreement. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide any benefit or right not held by or made generally available to the public, whether directly, indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.

7. No Joint Venture.

7.1 Nothing in this Agreement shall be construed as creating or constituting the relationship of a partnership, joint venture (or other association of any kind or agent or principal relationship) between the Parties. No party has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon another party to this Agreement.

8. Merger Clause; Amendment; Waiver

8.1 The Agreement constitutes the entire agreement between the Parties on the subject matter thereof. There are no understandings, agreements, or representations, oral or written, not specified therein regarding the Agreement.

8.2 No waiver, consent, or amendment of terms of the Agreement shall bind either party unless in writing and signed by both parties, and all necessary approvals have been obtained. Waivers and consents shall be effective only in the specific instance and for the specific purpose given.

8.3 The failure of the Tribes to enforce any provision of the Agreement shall not constitute a waiver by the Tribes of that or any other provision.

9. Force Majeure.

9.1 Neither the Port nor the Tribes shall be held responsible for delay or default caused by fire, riot, acts of God, war, or any other cause which is beyond the Party's reasonable control. Either Party may terminate the Agreement upon written notice after reasonably determining that such delay or default will likely prevent successful performance of the Agreement.

10. Notice.

10.1 Tribes Contacts. Written correspondence addressed to the Tribes shall be sent to Confederated Tribes of the Umatilla Indian Reservation, 46411 Timine Way, Pendleton, OR 97801.

10.1.1 Technical contact. The CTUIR Program Manager of the Cultural Resources Protection Program, or his/her designee, shall serve as the CTUIR's Technical contact. He or she shall be the primary contact for matters such as project management, scope of work, task coordination/supervision, and so forth.

10.1.2 Administrative Contact. The CRPP Assistant Program Manager, Department of Natural Resources, or his/her designee, shall serve as the CTUIR's Administrative contact. He or she shall be the primary contact for matters such as contract compliance, financial requests, and modifications to the contract, contract termination, and so forth.

10.2 Port Contact. Port of Benton Executive Director or his/her designee shall serve as the primary contact with the Port for all matters associated with this project. Written correspondence shall be sent to:

Port of Benton
3250 Port of Benton Blvd.
Richland, WA 99354
(509) 375-3060

11. Dispute Resolution.

11.1 Upon mutual agreement between the Parties, any disputed matter may be submitted to mediation or arbitration. The arbitration may be either binding or non-binding. Nothing in this subsection shall be deemed a waiver of sovereign immunity by the Tribes in any form. Subsection 12 of this Agreement shall be the sole provision governing the waiver of sovereign immunity by the Tribes.

12. Limited Waiver of Sovereign Immunity.

12.1 Provided that all of the following conditions are met, the Tribes grant to the Port a limited waiver of Its sovereign immunity to be sued under an explicit provision of this lnterlocal Agreement:

12.1.1 The claim is made by Port, and not by any other party, whether an individual or an entity of any kind. The right to sue shall not be transferable.

12.1.2 The claim alleges a breach by the Tribes of one or more specific duties owed to the Port that is expressly assumed by the Tribes under the terms of this Agreement. No suit shall be had for any other reason.

12.1.3 The claim seeks either:

12.1.3.1 specific performance by the Tribes to bring the Tribes into compliance with the obligations or duties expressly assumed by the Tribes in the Agreement, provided the cost of performance does not exceed the amount originally anticipated in the scope of work or accompanying budget; or

12.1.3.2 payment of a monetary judgment arising from a breach of an explicit duty owed by the Tribes to the Port under the terms of this Agreement, which shall not exceed the amount originally anticipated in the scope of work or accompanying budget. No other monetary compensation shall be permitted.

12.2 Nothing in this section shall affect the rights under section 5.2 herein

13. Liability and Immunity of the Port.

13.1 The Port herein agrees to be sued under this explicit provision of this lnterlocal Agreement if, and only if the claim is made by Tribe, and not by any other party, whether an individual or an entity of any kind and the claim alleges a breach by the Port of one or more specific duties owed to the Tribe that is expressly assumed by the Port under the terms of this Agreement. The right to sue shall not be transferable. The Port shall not be liable to the Tribes for any other act or omission resulting from or connected with this Agreement.

13.2 Any suit by the Tribes can only be for specific performance by the Port to bring the Port into compliance with the obligations or duties expressly assumed by the Port in this Agreement. Any and all cost of performance or payment to the Tribe shall not exceed the amount originally agreed to in writing by the parties and/or the accompanying budget. No other monetary compensation shall be permitted.

13.3 Nothing in this section shall affect the rights under section 5.2 herein.

14. Tribes' Employees.

14.1 The Port shall have no control over the manner, method or details of performance or the selection, direction or dismissal of the Tribes' employees, subcontractors or agents. The Tribes shall make all proper income tax and social security deductions and payments, and file all returns and forms required in connection therewith and assume full responsibility for injuries occurring to their employees, subcontractors and agents while in the course of their employment, contractual relationship or agency.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT as of the Latest day and year written below.

Dated this _____ day of _____ 2026

_____

Ron Branine
Interim Executive Director
Port of Benton

Dated this _____ day of _____ 2026

_____

Signature

_____

Printed Name

Executive Director
Confederated Tribes of the Umatilla Indian Reservation

RESOLUTION 26-60

A RESOLUTION TO ADOPT THE 2027 PORT OF BENTON BUDGET

WHEREAS, the Port of Benton has properly given notice of the public hearing held on November 10th, 2026, to consider the Port of Benton's Budget for the 2027 calendar year, pursuant to RCW 84.55.120; and

NOW, THEREFORE, BE IT RESOLVED, by the Commission of the Port of Benton, after a public hearing, and after duly considering all relevant evidence and testimony presented, has adopted the budget for the Port of Benton for the year 2027 as identified in Attachment 1 of this Resolution:

ADOPTED by the Commission of the Port of Benton at its regular meeting held on this 10th day of November 2026.

_____
Bill O'Neil, President

_____
Scott D. Keller, Vice President

_____
Lori Stevens, Secretary

Attachment 1
2027 Budget

Estimated Beginning Cash	$	5,969,748
Revenues		
Lease Revenue		5,533,757
Tenant Utility Reimbursements		307,961
Tax Revenue		3,317,353
Track Usage Revenue		700,000
Grant Income		7,164,474
Miscellaneous Income & PILT		188,000
Crow Butte Revenue		255,000
Collection of Notes Receivable		158,645
Interest Income		302,225
Total Additions		17,927,415
Total Available Funds		23,897,163
Expenditures		
Airport Expenses		808,180
Crow Butte Expenses		517,442
Operations & Maintenance		5,600,181
General & Administrative		3,255,368
Debt Service Payments		738,428
Capital Projects		10,121,036
Promotional Hosting Expenditures		1,000
Equipment Purchases		55,000
Total Expenditures		21,096,635
Estimated Net Cash Available Before Reserves and Unrestricted Funds		2,800,528
Unrestricted Funds and Reserves		
Unrestricted Funds		528
Capital Project Reserve		500,000
General Reserve		2,300,000

RESOLUTION 26-61

A RESOLUTION OF THE COMMISSION OF THE PORT OF BENTON CERTIFYING THE PORT'S 2026 LEVY FOR 2027 COLLECTION

WHEREAS, the Commission of the Port of Benton (Port) met and considered its budget for the calendar year 2027; and

WHEREAS, the Port's actual levy amount from the previous year was $2,628,262.94;

WHEREAS, the population of this district is more than 10,000;

NOW, THEREFORE, BE IT RESOLVED, by the Commission of the Port of Benton, that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2027 tax year.

The dollar amount of the increase over the actual levy amount from the previous year is $657,640.59, representing a 25.02187% increase from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, solar, biomass, and geothermal facilities, and any increase in the value of state-assessed property, any annexations that have occurred and refunds made.

ADOPTED by the Commission of the Port of Benton at its regular meeting held this 10th day of November, 2026.

_____
Bill O'Neil, President

_____
Scott D. Keller, Vice President

_____
Lori Stevens, Secretary

Resolution 26-61, Exhibit A

COPY

Department of Revenue
Washington State

Form 64 0100

Levy Certification

Submit this document, or something similar, to the **county legislative authority on or before November 30** of the year preceding the year in which the levy amounts are to be collected.

Courtesy copy may be provided to the county assessor.

This form is not designed for the certification of levies under RCW 84.52.070.

In accordance with RCW 84.52.020, I Stuart B. Dezember *(Name)*, Director of Finance *(Title)*, for Port of Benton *(District name)*, do hereby certify to the Benton *(Name of county)* County legislative authority that the Commissioners *(Commissioners, Council, Board, etc.)* of said district requests that the following levy amounts be collected in 2027 *(Year of collection)* as provided in the district's budget, which was adopted following a public hearing held on Nov. 10, 2026 *(Date of public hearing)*.

Regular levies

Levy	General levy	Other levy*
Total certified levy request amount, which includes the amounts below.	3,327,000.00	
Administrative refund amount	2,569.75	
Non-voted bond debt amount	687,455.00	
Other*		

Excess levies

Levy	General (n/a for school districts)	Bond	Enrichment (school districts only)	Cap. project	Other levy*
Total certified levy request amount, which includes the amounts below.					
Administrative refund amount					
Other*					

*Examples of other levy types may include EMS, school district transportation, or construction levies. Examples of other amounts may include levy error correction or adjudicated refund amount. Please include a description when using the "other" options.

Signature: _____ **Date:** _____

To request this document in an alternate format, please complete the form dor.wa.gov/AccessibilityRequest or call 360-705-6705. Teletype (TTY) users please dial 711.

RESOLUTION 26-62

A RESOLUTION OF THE COMMISSION OF THE PORT OF BENTON, WASHINGTON ADOPTING THE PORT'S 2027 COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS, KNOWN AS THE 2027 COMPREHENSIVE PLAN, AS PROVIDED BY RCW 53.20.020

WHEREAS, A 2027 Annual Operating and Capital Budget, a part of the Port's Comprehensive Scheme of Harbor Improvements, was adopted by the Port of Benton Commission at a regular meeting as Resolution 26-60, and

WHEREAS, public notices were published in a newspaper of general circulation proclaiming the availability of the 2027 Annual Operating and Capital Budget and Comprehensive Plan, all in accordance with RCW 53.20.020, RCW 53.35.030, and RCW 53.35.045; and

WHEREAS the Port Commission has heard from all persons desiring to be heard on the matter of the 2027 Annual Operating and Capital Budget and Comprehensive Plan, all in accordance with RCW 53.20.020, RCW 53.35.030, and RCW 53.35.045.

NOW, THEREFORE, BE IT RESOLVED that the Commission of the Port of Benton approves the Port's 2027 Comprehensive Scheme of Harbor Improvements as the 2027 Comprehensive Plan.

ADOPTED by the Commission of the Port of Benton at its regular meeting held this 10th day of November 2026.

_____
Bill O'Neil, President

_____
Scott D. Keller, Vice President

_____
Lori Stevens, Secretary

RESOLUTION 26-63

A RESOLUTION OF THE PORT COMMISSION OF THE PORT OF BENTON APPOINTING STUART DEZEMBER AS THE PORT AUDITOR

WHEREAS, the Port of Benton is a municipal corporation, organized and existing under the laws of the State of Washington, RCW 53.04.010; and

WHEREAS, RCW 53.36.010 provides that district funds shall be paid by the Treasurer, and disbursed upon warrants by a Port Auditor appointed by the Port Commission, upon vouchers approved by the Commission; and

WHEREAS, the Port Commission adopted Resolution 26-14 on February 11, 2026, appointing Angela Saraceno-Lyman as Port Auditor, and subsequently received notice of her resignation from the Port Auditor position on November 2, 2026; and

WHEREAS, the Port Commission has previously determined, and continues to believe, it would be in the best interest of the Port to appoint the Director of Finance position as the Port Auditor; and

WHEREAS RCW 42.24.180 requires that a Port district auditor appointed by the Port Commission provides an official bond for the faithful discharge of his or her duties in an amount determined by the legislative body, but not less than $50,000.

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

1. The Director of Finance of the Port of Benton, Stuart Dezember, is hereby appointed as Port Auditor to act with the same powers and under the same restrictions as provided by law on behalf of a Port district.
2. The Port staff is directed by RCW 42.24.180 to acquire forthwith a surety bond securing the full faithful performance of the duties of the Port Auditor in the amount of $50,000.
3. That the Port Auditor shall perform his duties pursuant to statute and pursuant to resolutions of the Port Commission now in effect or hereafter adopted and shall continue in office unless removed by the Port of Benton Board of Commissioners.

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

_____
Bill O'Neil, President

_____
Scott D. Keller, Vice President

_____
Lori Stevens, Secretary

PORT OF BENTON
COMMISSION AGENDA MEMORANDUM

MEETING DATE	November 10, 2026	**AGENDA ITEM**	F. 3
SUBJECT	Approval of Lease Agreement with GrayMar Environmental Services, LLC	**PRESENTED BY**	Audrey Burney, Director of Properties
PROPERTY	Industrial Ground and Rail Lease	**ACTION**	Approval of Staff Recommendation

REQUESTED ACTION

Staff requests that the Commission approve the negotiated Industrial Lease with GrayMar Environmental Services, LLC and authorize the Interim Executive Director and Legal Counsel to finalize and execute the lease, subject to final legal review and receipt of the required first month's payment, Certificate of Insurance, and acceptable Guaranty/Bond or other Port-approved financial security. Staff's and GrayMar's goal is to have the lease fully executed by December 1, 2026.

BACKGROUND

GrayMar Environmental Services, LLC proposes to lease approximately 0.77 acres of Port-owned industrial land and 200 linear feet of rail in the Port's Richland Business and Industrial Park for intermodal operations and a 10-day exempt hazardous-waste transfer facility. GrayMar is a growing company with approximately 19 locations and a regional presence that includes Moses Lake, Pasco, Spokane, Auburn, and Troutdale, Oregon. The proposed Richland operation will expand GrayMar's regional presence and is anticipated to support approximately 6 to 7 new employees, including truck drivers.

PROPOSED LEASE TERMS AND FISCAL IMPACT

The proposed lease includes the following principal terms:

- Premises: Approximately 0.77 acres of industrial land and 200 linear feet of rail.
- Initial term: Two years.
- Renewal options: Two consecutive one-year renewal options, subject to the lease requirements.
- Permit Period: GrayMar will have six months following the commencement date to diligently pursue the permits required for its tenant improvements and authorized use.
- Initial Rent Consideration: Ground rent will be waived during the first three months of the lease to support GrayMar during its initial permitting and site-development period. GrayMar will remain responsible for the rail charge, road-maintenance fee, and applicable leasehold excise tax during this period.
- Annual Rent amount is $31,177.95
- Annual Adjustment: Base rent will increase by 3% on each anniversary during the initial lease term.
- Renewal Rent: Base rent during each renewal term will be adjusted in accordance with the fair-market-value provisions of the lease.

ENVIRONMENTAL, INSURANCE and FINANCIAL PROTECTIONS

The lease includes enhanced environmental, spill-response, indemnification, insurance, and site-restoration requirements. GrayMar must provide the required insurance and maintain an acceptable corporate surety bond or other Port-approved financial security throughout the lease term.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the industrial lease with GrayMar Environmental Services, LLC and authorize the Interim Executive Director and Legal Counsel to execute the lease following completion of the final exhibits and receipt and acceptance of the first month's required payment, insurance documentation, and acceptable financial security.

SUGGESTED MOTION

I move to approve the Industrial Lease with GrayMar Environmental Services, LLC and authorize the Interim Executive Director and Legal Counsel to finalize and execute the lease, subject to final legal review and satisfaction of the conditions required prior to execution.

PORT OF BENTON

2027

Meetings & Holidays

January

S	M	T	W	T	F	S
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31						

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30	31					

June

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November

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26	27	28	29	30	31	

Key

- Commission Meetings
- Workshops
- Holiday
- WPPA Spring- May 19-21
- WPPA Finance- June 23-25
- WPPA Commissioners- May 19-21
- WPPA Small Ports- Oct. 21-22
- WPPA Port Day- Feb 3
- WPPA Annual- May 19-21
- WAMA- May 24-26
- AAPA Powers- May 17-20
- AAPA Annual- Sept 27-29
- PNWA Mission- March 8-11
- PNWA Summer- June 15-17
- PNWA Annual- Oct 12-14
- Tenant Apperciation BBQ- Aug 5
- Scottish Fest - Jun 19
- Prosser Wine & Art Walk- July 18
- Tri-Cities Legislative Day- Jan
- Balloon Rally - Sep 24-26
- Riverfest - Oct TBD
- Bubbles & Bites - Nov TBD
- Prosser Community Awards- TBD
- Benton City Daze - Sept TBD
- Crow Butte Anniversary Celebration
- AAPA Leg- March 9-12

	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 final version to Commission in October.
2	State Capital Request	Obligated	Phase 1 - Intermodal Rail Yard	$240,000	Request to support federal grant applications and initial phase 1 of the intermodal rail yard; $232,800 obligated.
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. The $2.5 million award has been received, and staff is working through scope of work, which is not expected to be executed until Q1 2027.
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.

5	CERB/EDA-updated	Contracting	2579 Stevens Drive offices and update remodel (RBP)	$2.4 million – CERB loan secured $1.5 million – POB $1.7 million – Benton County, secured Phase 2 – EDA $3 million – pending	Submitted to CERB, May 15, 2025, presentation, loan secured. Benton County Rural County Capital Funds .09 grant request presentation completed and disbursement agreement secured. Tier I exemption approved by WA Clean Building Act. Cultural and SEPA requirements have been completed and accepted. CKJT assessment completed on 2579 building with cost estimates. 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. All documents have been submitted and approved. Contract is being finalized for signatures June 30, 2026. CERB Loan final review and board approval July 17, 2026 The CERB Loan was signed and executed on July 14, 2026 We are moving towards 100% design completion and are on schedule to meet the design and engineering milestones. **Through discussions with Barnhart, some design and location changes are being discussed in conjunction with a long-term lease agreement. As a result, these events have caused the port to**

					hold on the current design, which will result in a slight adjustment in the schedule. We are confident that we will be able to catch up and maintain the original milestone of late Q3 or Q4 construction kick-off EDA application; discussion begins for the future phase.

	Project	Grant Phase	Description	Grants Pursued/Received	Comments
6	RCO	Applied	Planning and Engineering for the wastewater ponds	$200,000 grant with no match	RCO Approval October 30th, 2026 Funding December 2026. **The Port was not awarded this grant for 2026. Ranked 40th out of 130 applicants. Our score was only 14 points from the top score, and 4 points from the last funded project ranked #6. Our project received a perfect score from the RCO staff. We have submitted an application for a construction funding grant that includes planning, cultural, permitting, and engineering with construction. This grant will be awarded in July 2027 and awarded November 2027.**
7	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.

	Project	Grant Phase	Description	Grants Pursued/Received	Comments
8	FEMA Hazard Mitigation Program	Pre-Application	• Richland Airport air rescue facility • Light Poles on all port streets • Port security, all sites	75% FEMA grant, 12.5% state military grant, 12.5% local match	Benton County is updating its Hazard Mitigation Plan. We submitted these projects to get on the list that, once approved, is good for the next six years. This is required so that we can qualify for FEMA Hazard Mitigation Grants in the future.
	Airports				
	Project	**Grant Phase**	**Description**	**Grants Pursued/Received**	**Comments**
9	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)	Project largely completed. Final change order items being scheduled soon.

	Project	Grant Phase	Description	Grants Pursued/Received	Comments
10	Infrastructure Investment and Jobs Act - Grant Funds (Now Bipartisan Infrastructure Law **BIL** funds) - **Richland Airport**	In Construction	Main Apron Reconfiguration - Design/Environmental 2025/26	BIL Funds - $833,000	**Project largely completed. Second coat of pavement striping to be done at the end of the month.**
11	FAA Airport Funds – **Richland Airport**	Pre-Application	Wildlife fencing around the airport. Complete fencing around the entire airport	FAA NPE - $205,000	Approved
12	FAA Airport Funds – **Prosser Airport**	Pre-Application	Construct Heliport/Helipad with service road – design	FAA NPE - $155,000	Approved