

**MINUTES OF THE REGULAR MEETING OF THE
PORT OF EPHRATA COMMISSIONERS
June 6, 2022**

The Board of Commissioners for the Port District No. 9 of Grant County met in regular session on, June 6, 2022 in the Port conference room. Commissioner George Sisson called the meeting to order at 4 p.m.

PRESENT: Commissioners: George Sisson and Shelly Rivard Detrick. Staff: Greg Becken, Executive Director; Kurt Oxos, Operations and Maintenance Supervisor; Charla Bomstad, Financial Officer; Jordan Shaw, Administrative Assistant; Guest; Nick Moore

MINUTES: MOTION CARRIED unanimously to approve the minutes of the regular meeting on May 16, 2022 (M/S: Shelly Rivard Detrick / George Sisson).

VOUCHERS: The following Vouchers/Warrants were approved for payment.
Airport Fund: Payroll Warrant #18443 - 18452 Totaling \$13,427.69
Vouchers # 18453 - 18460 Totaling \$66,067.00

MOTION CARRIED unanimously to authorize payment of above Vouchers/Warrants (M/S Shelly Rivard Detrick/George Sisson).

OLD BUSINESS:

- a. Runway 4-22 AIP Project update - Greg notified the Commissioners that the FAA will be creating a design grant for now to reimburse the Port for current expenses. Then if the money is available the Port will receive a separate grant to cover the construction portion. If construction is not funded this year the Port can expect to get funding next year for construction.
- b. Building 2 Rental - Greg presented the cost of the lights in accordance with the Building 2 lease. Greg also contacted the Port of Pasco to compare the rental rates of the Cranes in building 2, which with our current agreement would put the tenant at market by year 4. Greg explained that Pasco asks that tenants take responsibility for rental of buildings with a crane at a fixed rate as well because it is tying up the use of the crane. Greg also discussed comparing their ground rent numbers and found the amounts to be comparable. Their land sale per acre does come out to be a bit higher than ours. Kurt added that prior to use of the crane there will have to be an annual inspection, and daily logs documenting the usage. Greg would like input from commissioners regarding the use of the building without the use of the cranes, should they be a separate lease or all lumped together. There was discussion regarding maintenance of the cranes and what the cost for that would likely be in the future, or if the tenant would cover that. Also, would the set damage deposit be enough to cover the cost of encompassing the cranes? It was agreed that the damage deposit should be raised. Commissioners agreed on an amount. Greg will notify the tenant and then issue a press release for the lease of Building 2.
- c. Salcido Ground Lease - Greg included building plans in the packet for commissioners to review. They are nearly 95% finished with their permitting through the city, Greg has drafted a lease for review, that included insurance and will include clear surrender upon termination of lease, Kurt added weed control should be included in the lease as well. The Commissioners agreed to a one-year lease security deposit. Shelly commented on the

timeline, Greg pointed out various scheduling markers that are required to be met within the lease. Greg will finalize and put out a press release.

MOTION CARRIED unanimously to approve the lease with Salcido Data Center to include the changes discussed (M/S Shelly Rivard Detrick/George Sisson).

NEW BUSINESS:

a. WeHa Data Land Lease Request - Greg has met with a representative from WeHa and they are hoping to build adjacent to the current PUD building. Greg asked the commission if they are interested in staff pursuing a cryptocurrency business at this time. The building would have the same specs as the buildings already in place and would pull power (2.2 megawatts). There is concern with what they currently have at Moses Lake and why they have chosen Ephrata. Commissioners would like more of a prospectus of pros and cons as well as long vs short term planning. Greg will communicate the request to develop a proposal for the commissioners to review prior to any further determination on this opportunity.

EXECUTIVE UPDATE:

- a. CIAW Board Position - Wes Crago has asked Greg to join the board, Greg assured them that someone from the Port would represent on the board. Shelly will have to recuse herself from the position and George will take the position on the board for the time being.
- b. T-Hangar Leases - Leases are being reissued but we are still missing the name and contact information for a tenant in Bay 8. Staff has begun to establish contact with the tenant but nothing to report at this time. Commissioners also discussed that in the future there needs to be a policy for reasonable walk throughs to keep closer tabs on what is happening with rentals.
- c. CARB Loan and hangar Construction update- Greg toured the 10-bay hangar with 2 storage units in Othello. They explained that they are already making money against their CARB loan repayment. Their leases are yearly at this point. Greg has estimated costs for the CARB loan application and spoken with the administrator who said that hangars are a priority. Commissioners would like to move forward and submit the application; they would also like to see a clearer financial picture regarding cashflow as well as whether this area will be able to fill a hangar of that size making it a reasonable investment.
- d. Trout lake Farms - Greg met with the local manager of Trout lake farms, to discuss short and long-term future plans. Trout Lake Farms explained the process from field to finished product and how cost effective a larger facility with the ability to distribute from Ephrata would be. Greg was contacted late last week by Trout Lake Farms asking for space, we do not currently have any available.

PUBLIC/TENANT INPUT:

Nick Moore: update the website to reflect the correct names of director and commissioners.

OPERATIONS and MAINTENANCE:

Weed Spraying: The spraying of noxious weeds continues

Tree Removal: We removed several trees that were obstructing the view of oncoming traffic on Enterprise. The request was suggested by the Norco driver that backs up across Enterprise into the Norco dock.

Building 734: We installed three roof panels that were damaged in our last high wind event.

Building #2: The building was cleared of all our stored equipment. The mobile bathhouse water was energized and leaks repaired. The floor was swept and moped, toilets were all cleaned and general housekeeping was performed.

T Hanger: The exterior lights were all replaced with new LED security lighting.

Blade removal: The snowplow on the former state truck was removed for debris removal to assist on the tree removal project.

Kurt added that there should probably be a checklist for all the doors on building 2.

FINANCIAL UPDATE:

Juneteenth – Charla presented the commissioners with information about the newest federal holiday Juneteenth. After a brief discussion the commissioners approved the new holiday, the next meeting will be June 21.

MOTION CARRIED unanimously to approve the Juneteenth holiday and update the policy and calendar. (M/S Shelly Rivard Detrick/George Sisson).

FROM THE OFFICE:

- a. Next Regular Meeting: June 21
- b. New office Copier – The office printer is at its life cycle and needs to be replaced, this was not budgeted so Greg presented a couple of options for a new multi-function printer, MOTION CARRIED unanimously to approve the purchase of a Copier/Printer from Copiers Northwest, with no contract in place. (M/S Shelly Rivard Detrick/George Sisson).

COMMISSIONER INPUT: NONE

ADJOURNMENT: There being no further business to conduct, Commissioner George Sisson declared the meeting adjourned at 5:11 p.m.

George Sisson, President

Shelly Rivard Detrick, Vice President

, Secretary

ATTEST: _____

_____ 2022

Gregory W Becken