

MINUTES OF THE REGULAR MEETING OF THE PORT OF EPHRATA COMMISSIONERS April 29th, 2024

The Board of Commissioners for the Port District No. 9 of Grant County met in regular session on April 29th, 2024 in the Port conference room. Commissioner Nicholas Moore called the meeting to order at 4:03p.m.

PRESENT: Commissioners: Nicholas Moore, Mary M. Rathbone and Shelly Rivard Detrick; Staff: David Lanman, Executive Director; Guest: David Maxwell, Civil Air Patrol

MINUTES: MOTION CARRIED unanimously to approve the minutes of the regular meeting on (M/S: Shelly Rivard Detrick / Mary M. Rathbone).

OLD BUSINESS:

BNSF Transmodal Rail Facility Project: Executive Director Lanman presented a summary of where the proposed project stands as of this date. In Executive Director Lanman's discussions with both BNSF's Business Development Director and separately with WSDOT Rail-Freight-Ports and Funding Directors, it was underscored that the Port is a legitimate candidate for site certification with BNSF and that funding sources for the development of a "transmodal" facility are available. However, despite BNSF stating otherwise, there is concern by the commissioners and shared by Executive Director Lanman that Quincy and Moses Lake/Warden's "inter-modal" projects could pose serious competition. Executive Director Lanman is in the discovery phase and is speaking with industry experts and certified consultants/engineers to see if there is a basis to formulate a formal recommendation to the Port to proceed with the project. It would most certainly require engaging, at cost, industry expertise to help in the development and presentation of site certification and funding applications. The commissioners stated that they were not in favor of approving the engagement of such expertise unless there was an acceptable level of "calculated risk" in which to proceed on. Executive Director Lanman will continue the process and keep the commissioners updated. The application deadlines for the various grants/loans via WSDOT and RFA are throughout early June. BNSF is due to get back with the Port by June re: site inspection and review as part of the process to determine if the Port will make the cut for final consideration/selection in November,

PBY Removal: Executive Director Lanman reported that Frank Wright, General Manager of Yanks Air Museum in Cholla, California, owner of the PBY, continues to state that they are "in the process" of putting all the "logistics" together to start the disassembly and transport of the PBY "at any time". Executive Director Lanman will continue to monitor and push the museum to get this going as soon as possible.

Jet-A Tank Farm Project: Executive Director Lanman reported that 1,260 gallons of Jet-A fuel had been sold in the first month. It was also reported that the tank manufacturer i.e. Greer, informed the distributor i.e. Mascot Equipment, that delivery of the tank to the Port is targeted for early August. The design work, to be completed by Mascot Equipment, however, hasn't been completed and needs to be done in order for the Project Manager i.e. Precision Approach Engineering, can proceed with the RFP for the contract work re: base and fenced yard for the farm. Once the RFP is completed and the contractor selected, a final number can be confirmed re: total project cost. Executive Director

Lanman also stated that the loan application for CARB re: the Jet-A project will not be reviewed until around the second week of May by the CARB selection committee.

NEW BUSINESS: NONE

PUBLIC/TENANT INPUT:

Col. Maxwell reported that this past weekend the Civil Air Patrol wing at KEPH conducted a color guard competition in which they performed exceptionally well and will move on to the regionals.

OPERATIONS and MAINTENANCE: NONE

FINANCIAL UPDATE: NONE

ADJOURN TO EXECUTIVE SESSION: Commissioner Nicholas Moore adjourned the regular meeting at 5:01pm to executive session for approximately 20 minutes to discuss a potential land acquisition and potential litigation.

EXTEND EXECUTIVE SESSION: Commissioner Nicholas Moore extended the executive session for another 20 minutes.

RECONVENE FROM EXECUTIVE SESSION: Commissioner Nicholas Moore reconvened to regular meeting at 5:40pm. No decisions were made.

FROM THE OFFICE:

- a. Next Regular Meeting: May 6th, 2024
- b. Travel & Meetings:
WPPA Directors Seminar, McMenamins Kalama Lodge, Kalama, WA July 11th – 12th (Lanman)

COMMISSIONER INPUT: NONE

ADJOURNMENT: There being no further business to conduct, Commissioner Nicholas Moore declared the meeting adjourned at 5:41p.m.

Nicholas Moore, President

Mary M. Rathbone, Vice President

Shelly Rivard Detrick, Secretary

ATTEST: _____

_____ 2024

David Lanman – Executive Director