

MINUTES OF THE SPECIAL MEETING OF THE

PORT OF EPHRATA COMMISSIONERS

January 12th, 2026

The Board of Commissioners for Port District No. 9 of Grant County met in special session on January 12th, 2026, in the Port conference room. Commissioner Shelly Rivard-Detrick called the meeting to order at 4:03p.m.

PRESENT: Commissioners: Shelly Rivard-Detrick, Nicholas Moore, Tyler Chase; Staff: David Lanman, Executive Director; Guest: Dave Bren, City of Ephrata Project Engineer.

MINUTES: None

VOUCHERS: None

OLD BUSINESS:

Summary Report: Current and Forthcoming List/Status of Projects: Director Lanman presented a comprehensive run-down of the Port's current and forthcoming list of projects. There were over twenty-two (22) project topics involved spread out over the course of 2026 and beyond. Director Lanman went into detail re: the various phases of each active project in relation to timing and cost.

Review of Interlocal Grant Funding Application(s): Director Lanman and Mr. Bren provided the commissioners with a status report as to the two current grant applications involved in the Interlocal Agreement between the Port and the City. The **Ephrata Industrial Revitalization Economic Plan** i.e. CERB Planning Grant has been completed and will be submitted prior to January 26th, the deadline. This grant would provide \$120,000 to the Port to cover the costs of planning and grant writing. The Port is taking the lead on this. The **FMSIB (Freight Mobility Strategic Investment Board)** Grant application process has just started. This grant would provide funding to support the costs of developing transportation infrastructure e.g. rail intermodal, roadways, etc. The City is taking the lead on this

NEW BUSINESS:

Vision of Port's Growth (Five to Ten Year) Blueprint/Plan: Director Lanman laid out a visionary plan as to what the Port may be facing re: project opportunities and potential funding sources for infrastructure development over the course of the forthcoming five to ten years. Projects such as natural gas pipeline installation, rail spur utilization starting with rail car storage at the existing rail warehouse facility complex, fiber optics installation, Industrial, non-potable "purple" water piping installation, UAV Government and AI Aerospace research and development, etc. Director Lanman also reported that the Port is working with the FAA to open up over 800 acres of Port land to immediate development capability via a document categorical exclusion authorization release.

Comprehensive Scheme of Harbor Improvements (CSHI): As per RCW 53.20, the Port is required to develop and maintain a Comprehensive Plan (Plan) that covers in detail projects that are to be funded by the Port currently and projected in the future. The Plan must meet state Department of Revenue requirements and will be subject to annual audits. The Plan is also required for any grant applications and must reflect with critical accuracy financial parameters anticipated for the project. Director Lanman presented some sample plans developed by other

port districts for the commissioners to view. It was also discussed as to whether the Plan should be developed by a professional A&E firm or done internally due to cost albeit at a much lower scale. Director Lanman said that he would further investigate the options as the costs vary significantly. It is estimated that to have a professional A&E firm to develop a full-scale, in-depth Plan would be anywhere from \$85,000 to \$100,000. The commissioners were concerned about the true value-added of such investment as compared to an internally developed, lower-scaled document at a much greater reduction of cost.

PUBLIC/TENANT INPUT:

Mr. Bren, as a Professional Engineer (PE), provided insight and some recommendations to consider. He also offered, on behalf of the City, to help whenever possible in the Port's efforts to make a determination as to the best way to go and if applicable, to provide support in the development of the document.

OPERATIONS and MAINTENANCE: None

FINANCIAL UPDATE: None

FROM THE OFFICE:

- a. Next Regular Meeting: Tuesday, January 20th, 2026
- b. Travel & Meetings: None

COMMISSIONER/DIRECTOR INPUT: None

ADJOURNMENT: There being no further business to conduct, Commissioner Shelly Rivard-Detrick declared the meeting adjourned at 5:48p.m.

Shelly Rivard-Detrick, President

Nicholas Moore, Vice President

Tyler Chase, Secretary

ATTEST: _____ 2026

David Lanman – Executive Director