MINUTES OF THE REGULAR MEETING OF THE PORT OF EPHRATA COMMISSIONERS
February 2, 2026

The Board of Commissioners for Port District No. 9 of Grant County met in regular session on February 2, 2026 in the Port conference room. Commissioner Shelly Rivard Detrick called the meeting to order at 4:02 p.m.

PRESENT: Commissioners: Shelly Rivard Detrick, Nicholas Moore and Tyler Chase; Staff: David Lanman, Executive Director; Charla Bomstad, Finance Officer; Guests: Phil Borck, City Council.

MINUTES: MOTION CARRIED unanimously to approve the minutes of the regular meeting on January 20, 2026 (M/S: Nicholas Moore / Tyler Chase).

MOTION CARRIED unanimously to approve the minutes of the special meeting on January 26, 2026 (M/S: Nicholas Moore / Tyler Chase).

VOUCHERS: The following Vouchers/Warrants were approved for payment.
Airport Fund: Vouchers # 20014 - 20017 Totaling $2,797.03

MOTION CARRIED unanimously to authorize payment of above Vouchers/Warrants (M/S Nicholas Moore / Tyler Chase).

OLD BUSINESS:
Salcido Enterprises Land Lease: - *Update:* Director Lanman informed the commissioners that the appraisal has been completed but JLL Valuation & Advisory Services (JLL) is waiting to hear back from Grant PUD along with meeting with a couple of market participants before an oral evaluation to the Port can be accomplished. JLL is hoping to have their report ready by the end of the week or early next week. The target schedule for this project is to have a land lease signed by March.

Trout Lake Farm – Building 4 Re-Balancing – *Report (Contractor Proposal):* Talus Rock out of Soap Lake is the contractor hired by Trout Lake to do the remodeling on building 4 and gave an estimated amount of $3,252.00 to re-level the building. This amount will be given as a rent credit to Trout Lake Farm, but they will still have to pay the Leasehold Tax on the full amount. The commissioners confirmed with the staff that due diligence on all aspects of this process has been accomplished.

PLIA – Underground Tank Removal – *Update:* The Port has been approved for phase I of this process. They will be out to inspect the tank on the 28th of February. Once the contractor, i.e. SLR International Corp (SLR) evaluates the tank, PLIA will move on to phase II and at that time will have a final report re: the work to be performed and the estimated timing of the removal.

NEW BUSINESS:
Port Project & Equipment Report: *Overview of current, forthcoming and speculative infrastructure projects/equipment acquisitions for 2026 – 2028:* Director Lanman gave the commissioners a report of all current and future projects with timelines and costs. The

commissioners asked if Director Lanman could provide price quotes for purchasing a ground power unit (GPU) and a lav-cart for the next meeting. They also asked Director Lanman to check with our insurance company and about whether PPE is required on the lav-cart.

OPERATIONS and MAINTENANCE: Director Lanman informed the commissioners about what the maintenance staff has been working on and that they have completed the AvFuel training requirements.

FINANCIAL UPDATE: NONE

PUBLIC/TENANT INPUT:
Phil Borck made brief comments to the commissioners on several topics. The commissioners thanked him.

FROM THE OFFICE:

a. Next Regular Meeting:
b. Travel & Meetings: WPPA **Spring Meeting**, Skamania Lodge, Stevenson, WA Tuesday, May 19th (8:00am) thru Thursday, May 21st (5:00pm) (Commissioners, Director)

COMMISSIONER/DIRECTOR INPUT:
Director Lanman asks the commissioners about purchasing a large screen television for the downstairs conference room on a rolling stand so that it can be used when presentations are required. The commissioners gave up to $1000.00 for Director Lanman to purchase a TV and rolling stand.

ADJOURNMENT: There being no further business to conduct, Commissioner Shelly Rivard Detrick declared the meeting adjourned at 5:26 p.m.

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Shelly Rivard Detrick, President

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Nicholas Moore, Vice President

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Tyler Chase, Secretary

ATTEST: _____ _____2026

David Lanman – Executive Director