

**MINUTES OF THE REGULAR MEETING OF THE
PORT OF EPHRATA COMMISSIONERS
February 17, 2026**

The Board of Commissioners for Port District No. 9 of Grant County met in regular session on February 17, 2026, in the Port conference room. Commissioner Shelly Rivard Detrick called the meeting to order at 4:01 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; Randy Tyler, Tenant; Ray Towry, City Administrator.

MINUTES: MOTION CARRIED unanimously to approve the minutes of the regular meeting on February 2, 2026 (M/S: Nicholas Moore / Tyler Chase).

VOUCHERS: The following Vouchers/Warrants were approved for payment.

Airport Fund: Payroll Warrant # 20018 - 20026 Totaling \$16,426.80

Vouchers # 20004, 20027 - 20036 Totaling \$17,610.54

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

OLD BUSINESS:

Comprehensive Plan (CSHI) & Economic Development Strategic Plan – Request for Qualification (RFQ) re: professional services required to develop plans: Director Lanman provided a summation with regard to the importance of developing both plans that not only address the minimum details to be compliant, but sufficiently comprehensive in scope to ensure the Port has the proper foundation needed to compete for grants. These plans are designed to offer the commissioners and Director a blueprint in which to develop long-term project and financial goals. Director Lanman emphasized that by utilizing professional firms, i.e. certified engineering and planning teams, that provide proper guidance via technical expertise, relationships and access to sources of funds, all the while keeping the details at a level to be most cost effective is the prudent path to take. The commissioners agreed to authorize the posting of an RFQ to see what options are available to the Port.

MOTION CARRIED unanimously to authorize putting out an RFQ for CSHI and Economic Development Strategic Plan services. (M/S Nicholas Moore / Tyler Chase).

CERB Planning Grant (Ephrata Industrial Revitalization Economic Plan) – Report: Director Lanman informed the commissioners that the Port passed the threshold phase and will move onto the next phase. An application threshold review meeting has been scheduled for March 19th in Lacey, WA and Director Lanman will make a presentation to the grant committee. City staff, i.e. Dave Bren, Project Engineer and Ray Towry, City Administrator, will accompany Director Lanman to represent the City as this is a joint interlocal effort.

NEW BUSINESS: DEFERRED

OPERATIONS and MAINTENANCE:

General Maintenance Report/Overview: Staff have been working on fourteen vehicles getting them ready for spring and five are done.

Building 734 East Side Roof Repair – Report: Director Lanman informed the commissioners that buildings 405 and 734 are still having some leaking even after the contractors have completed repair work. Both contractors have been contacted, and they will come out and see if they can narrow down where the leaks are coming from.

Fixed Base Operation (FBO) Equipment Pricing – Report: Director Lanman gave the commissioners a price breakdown of the three items the Port is looking to obtain. It was stated that a portion the Port's monthly payments are being applied to the purchase and that the balance owing is around \$14,600 (as of September 2025). Purchasing a new GPU would run around \$52,000 and a LavCart is \$14,000. It was recommended that we continue to look for used items if possible or wait until the demand increases.

FINANCIAL UPDATE: NONE

PUBLIC/TENANT INPUT:

Randy Tyler stated that he agreed that the Port needs to hire professional services to create a Comprehensive Plan & Economic Development Strategic Plan. Mr. Tyler stated that having a professional engineering/planning staff with experience, expertise and relationships can help protect the Port citing as an example that the professionals would know not just what to say but also what not to say to a grant committee while developing the plans to ensure full compliance.

FROM THE OFFICE:

- a. Next Regular Meeting: March 2nd, 2026
- b. Travel & Meetings:
 - a) **CERB Planning Grant (Ephrata Industrial Revitalization Economic Plan) Application Threshold Review** – Lacey, WA Thursday, March 19th, 2026 (Director)
 - b) **WPPA Spring Meeting**, Skamania Lodge, Stevenson, WA Tuesday, May 19th (8:00am) thru Thursday, May 21st (5:00pm) Commissioner Chase and Director Lanman will attend.

ADJOURN TO EXECUTIVE SESSION: Commissioner Shelly Rivard Detrick adjourned the regular meeting at 4:30 p.m. to executive session for approximately 30 minutes to consider the minimum price at which real estate will be offered for lease when public knowledge regarding such consideration will cause a likelihood of an impact on price re: surrounding land parcels. However, final action of leasing public property shall be taken in a meeting open to the public.

EXTEND EXECUTIVE SESSION: Commissioner Shelly Rivard Detrick extended the executive session for another 20 minutes.

RECONVENE FROM EXECUTIVE SESSION: Commissioner Shelly Rivard Detrick reconvened to regular meeting at 5:10 p.m.

COMMISSIONER/DIRECTOR INPUT: Back in regular session, a base rent scale to offer Salcido Enterprises re: the 40-acre parcel being considered for a land lease was discussed and approved by the commissioners. The scale (.03/.02/.01 per square foot depending on variances outlined) will be offered to Salcido this week via a written proposal for their review and consideration.

MOTION CARRIED unanimously to authorize the base rent scale, as described, to be presented to Salcido (M/S Nicholas Moore / Tyler Chase).

ADJOURNMENT: There being no further business to conduct, Commissioner Shelly Rivard Detrick declared the meeting adjourned at 5:15p.m.

Shelly Rivard Detrick, President

Nicholas Moore, Vice President

Tyler Chase, Secretary

ATTEST: _____

2026

David Lanman – Executive Director