

**MINUTES OF THE REGULAR MEETING OF THE
PORT OF EPHRATA COMMISSIONERS
August 24, 2026**

The Board of Commissioners for Port District No. 9 of Grant County met in regular session on August 24, 2026 in the Port conference room. Commissioner Nicholas Moore called the meeting to order at 4:00 p.m.

PRESENT: Commissioners: Nicholas Moore and Tyler Chase; Staff: David Lanman, Executive Director; Charla Bomstad, Finance Officer; Guests: Stephanie Ray, Matt Rogers and Kurt Addicott, Century West Engineering; David Maxwell, CAP; Jeremy Burns, Ephrata Fire Chief.

MINUTES: MOTION CARRIED unanimously to approve the minutes of the regular meeting on August 3, 2026 (M/S: Tyler Chase / Nicholas Moore).

VOUCHERS: The following Vouchers/Warrants were approved for payment.
Airport Fund: Payroll Warrant #20231 – 20239 & 2024620251 Totaling \$29,076.37
Vouchers # 20240 – 20245 & 20252 - 20259 Totaling \$40,924.53

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

OLD BUSINESS:

Presentation: Century West Engineering – Statement of Qualifications re: Consulting Engineering Services – Aerospace (10 minutes): Representatives from Century West Engineering gave a brief presentation and answered questions on the qualifications of their engineering firm. The commissioners thanked them for their time. The decision on which engineering firm to use will be made on September 21st.

North Taxilane/Taxiway Rehabilitation Project – Update: Director Lanman informed the commissioners that there is a Contractor Pre-Construction meeting with all parties this week and once that is complete an accurate timeline of this project will be available.

Ephrata Industrial Revitalization Economic Plan – Update fr J.U.B. Engineers/City of Ephrata re: IREP Chapter 1: Director Lanman gave the commissioners a copy of the status updates for both the CSHI and the IREP.

Civil Air Patrol – Property Lease re Building 627 – Update: Director Lanman asked if the commissioners had any questions or concerns regarding the draft lease presented by the Port's legal counsel. The commissioners will review and put it up for a motion at the next regularly scheduled meeting. If approved, a copy of the document will be forwarded to the CAP legal counsel for their review and consideration.

Salcido Enterprises Port Land/Power Use Project Proposal w/ Grant PUD – Report: Director Lanman informed the commissioners that there was a meeting with all parties to discuss ways to make sure the Port is able to hold onto the 1.5 MW of power that is allocated to the Port now but

is not being used by our tenants. Salcido has proposed that they take and use that power until such time as it will be needed for other Port tenants.

FEMA Port Staging – Report: FEMA was very happy with the use of Port facilities in the recent fire disasters. However, the Port was informed that to take advantage of aeronautical uses/staging e.g., fire emergency aircraft, etc., that it needs to secure the airport with perimeter fencing/security gates designed to withhold humans.

Building 405 Hangar Door Project – Contractor/Engineering Team/Project Status Update: The new team has been assembled and will be developing a scope of work so that the Port can move on to the next phase to eventually get the doors repaired as soon as possible.

NEW BUSINESS:

RPV Aero, LLC Commercial Lease re: Bldg 304/Office – Motion for approval: Director Lanman presented the commissioners a draft of a new two-year lease for RPV Aero, LLC and requests approval. MOTION CARRIED unanimously to approve the signing of a two-year lease with RPV Aero, LLC (M/S Tyler Chase / Nicholas Moore).

Ephrata Forward Charter and Memorandum of Understanding – Draft document review/discussion: This item was tabled for a future meeting as Ephrata Forward has requested a review of the draft internally before it is approved.

Office of the Washington State Auditor – Audit confirmed, date pending: The Port has received notice that we will be scheduled for a three-year audit covering FYs 2023 – 2025 sometime between September and December. Once we have a date Director Lanman will inform the commissioners.

FAA On-Site Inspection – Seattle ADO Lead Engineer/Project Manager – Report: Director Lanman informed the commissioners that the site inspection went very well, and the Port received high marks on its operations, record-keeping and airport cleanliness/infrastructure repair. The Port's vision re: growth and expansion is supported by SEA-ADO.

OPERATIONS and MAINTENANCE:

General Maintenance Report/Overview: Staff have been spraying weeds and doing general maintenance. Director Lanman informed the commissioners that we are back down to two maintenance staff as the newest hire quit before the first week was done. Director Lanman also informed the commissioners that he came out to service an airplane a couple of times and charged an on-call fee for after-hour service. The commissioners asked for staff to research into whether salaried staff can be paid a fee for this service.

May 28th Storm Damage – Update on repair status for all infrastructure damage suffered: All repairs were thought to have been completed until it was discovered that the neon sign is no longer lighting up. Staff will attempt to repair the sign if they can and if not, the company that made the repairs will come back out and fix it.

Norland Truck & Plow – Inventory ID # 4 - Action to be taken: Putting up for auction **Motion for approval:** MOTION CARRIED unanimously to authorize the removal of item #4 (Norland Truck & Plow) from inventory and put it up for auction (M/S Tyler Chase / Nicholas Moore).

2 In. Water Pipe Break Emergency Repair: KJs Lawncare & Maintenance: Due to a water leak that was bubbling up out of the ground, KJs Lawncare & Maintenance was called to make emergency repairs to the underground irrigation pipe.

FINANCIAL UPDATE: NONE

PUBLIC/TENANT INPUT: NONE

FROM THE OFFICE:

a. Next Regular Meeting: Tuesday September 8th, 2026

b. Travel & Meetings:

COMMISSIONER INPUT: NONE

ADJOURNMENT: There being no further business to conduct, Commissioner Nicholas Moore declared the meeting adjourned at 5:32 p.m.

Shelly Rivard Detrick, President

Nicholas Moore, Vice President

Tyler Chase, Secretary

ATTEST: _____

_____2026

David Lanman – Executive Director