MINUTES OF THE REGULAR MEETING OF THE PORT OF EPHRATA COMMISSIONERS November 9, 2026

The Board of Commissioners for Port District No. 9 of Grant County met in regular session on November 9, 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: Michael Wren, Interim Manager; Charla Bomstad, Finance & Administration; Guests (Via Teams): Wendy Brown, WBCP.

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

OLD BUSINESS:

Building 1 Modular Breakroom/Restroom: Commissioner Chase spoke with staff, and they felt confident that we could do most of this work in-house. We will work with the city to ensure code requirements are met and we are considering installing additional plumbing for a second bathroom in the future.

Courtesy Van – Tracker: Mike spoke with legal and Seth verified that there are no privacy issues with installing the tracker. He did suggest adding a notice to the check out forms letting users know that their locations will be monitored while using the Port vehicle. Mike is just waiting on his credit card issuance to purchase the tracking module and establish the monthly plan billing. Commissioner Rivard Detrick asked whether Charla had been issued a Port credit card. She has not, so Commissioner Detrick that she obtains one with a limit of $1,000.00.

Building 734 Roof Repair Update: The scope of work is ready for review and should be ready for advertising this week. Mike informed the commissioners that there is a higher likelihood of change orders based on what is found during the project since everything is covered by the current membrane.

2027 State Accountability Audit: The audit is ongoing and staff is uploading the requested data as time allows.

Building 734 Tenancy: Trout Lake Farm has informed Mike that they are progressing in vacating the premises with a target of November 30th. They will confirm the week prior. We will then coordinate the interior/exterior cleanup.

Jet A Fuel Status: Staff drove the fuel sample over on Friday and it has passed the first tests. A few additional tests will be conducted tomorrow, but things are looking good so far.

Hangar 405 Doors: Mike spoke with Morrish and they made it clear they cannot be lead on any project. Mike is going to contact Century West Engineers and see if makes sense for them to take the engineering lead on this project.

Director Search, 4:20pm presentation by Wendy Brown, WBCP Recruitment Services: Wendy Brown from WBCP gave the commissioners an overview of their services and the timeline we can expect. After the presentation was completed, a brief discussion was had and the commissioners moved to hire WBCP Recruitment Services at the "Full Search Services" level for the Director search.

MOTION CARRIED unanimously to contract with WBCP Recruitment Services at the Full Search Services Level. (M/S Nicholas Moore / Tyler Chase).

Organizational Restructure: Deferred to a later meeting.

NEW BUSINESS: None

OPERATIONS and MAINTENANCE: None

FINANCE and ADMINISTRATION: None

PUBLIC/TENANT INPUT: None

FROM THE OFFICE:

a. Next Regular Meeting: November 16, 2026

b. Travel & Meetings:
   i) Economic Plan Meeting w/City and JUB, Nov 10th 1pm
   ii) Salcido Site Visit Nov 13
   iii) WPPA Winter Meeting, December 9-11, Hilton, Vancouver

ADJOURN TO EXECUTIVE SESSION: Commissioner Shelly Rivard Detrick adjourned the meeting at 4:44 p.m. to executive session for 20 minutes to review the performance of a public employee.

RECONVENE FROM EXECUTIVE SESSION: Commissioner Shelly Rivard Detrick reconvened to regular meeting at 5:04 p.m. No Decisions were made.

SALCIDO VISIT DISCUSSION: Mike led a discussion with the commissioners regarding the upcoming Salcido Data Center Project site visit scheduled for November 13th. Topics included the presentation items from the Port which includes a short Port history and the relationship with the FAA since all Port property is on the Airport Exhibit A, the lease duration possibilities, the FAA primary construction points of concerns that include building heights, visual obscuration or distortions and RF emissions (especially concerned with UHF/VHF frequency bands). Mike has also pulled the 2008/9 Washington Tire project documents. This project was in the same area as Salcido is currently looking at. Those documents include the required Cultural Resources Survey, The State Department of Archeological and Historic Preservation input, Wetlands Study, approved FAA 7460 document for building height up to 50' near the center of the parcel, the Phase II environmental evaluation and the SEPA approval. Some of this information may need to be accomplished again, however, it proves that development in that area has been previously approved, so it is likely it would be approved again.

COMMISSIONER INPUT: Commissioners Moore and Chase will be present for the site visit on Friday.

ADJOURNMENT: There being no further business to conduct, Commissioner Shelly Rivard Detrick declared the meeting adjourned at 6:01 p.m.

_____
Shelly Rivard Detrick, President

_____
Nicholas Moore, Vice President

_____
Tyler Chase, Secretary

ATTEST: _____ _____2026

Michael Wren – Interim Manager