



## Commissioners Meeting

*Meeting Minutes for March 18th, 2019 at Port of Mattawa*

**Commissioners:** Jim Wise (present), Lauri Dayton (present), Glenn Leland (present)

**Present:** Lars Leland (Director), Linda Watkins (Secretary), Mattawa Police Chief Joe Harris, Mattawa Police Secretary Norma, Columbia Basin Herald Rachel Pinkerton, Maria Sanchez and Curt Connor.

**Meeting called to order at 12:03pm by Jim Wise**

- **Welcome/Introduction of Guests**
  - Maria Sanchez
    - Maria Sanchez came to the port office requesting a price for portion of lot 3. Commissioners explained that the sale of Industrial Development Districts require a costly appraisal process. Commissioner Wise suggested she and her husband meet with Lars to discuss their future plans for the building.
  - Curt Connor
    - Steve Shout is leasing 2.35 acres, Lot 5, of the Wahluke Industrial Park from the Port of Mattawa, under SDZ3 Properties Inc. This land is subleased to Curt Connor, the owner of the company Sandbar Marine. Curt Connor has discussed his needs to grow his business and requested to lease the northern adjacent property, Lot 6, of 1.3 acres. Curt will keep in contact with Lars about his plans.
- **Approve Minutes of Last Meeting**
  - Commissioners reviewed the February 19<sup>th</sup> 2019 minutes; Lauri motioned to approve; by Jim seconded the motion, all in favor.
- **Review of Financial Statements & Approve Warrants**
  - Commissioners reviewed Financial Statements and signed Warrants issued reports for February 2019.
- **Tenant Updates**
  - Columbia Basin Armory
    - They are going to be moving out of Unit A of the multipurpose building by the end of May. Grant County PUD would like to move out of their space and into Unit A of the multipurpose building. This will free up the back space of the manufacturing building and the Wahluke School District will move into that.
- **Old Business**
  - **Grant County PUD**
    - Lars Leland and Lauri Dayton meet with the Grant County PUD February 26<sup>th</sup>. They have expressed to utilizing port facilities and having a larger presence in the Mattawa Area.



- **West Richland**
  - Everyone is scheduled to meet with JUB, Ben Volk, Tuesday March 26<sup>th</sup> 2019 10:00 am to tour their MBR system.
  
- **New Business**
  - **Jesse James Scrap Metal**
    - Chewy Hernandez is the owner of this company. He has given us a bid for a leveling and rock removal project. This would clear up approximately 8 acres of large boulders, concrete, filling in holes and raising the ground level of the west side of the Wahluke Industrial Park. The Commissioners requested more details in the bid, adding fill dirt. Commission instructed Director Leland to go ahead and apply for the SIP application, due April 15<sup>th</sup>.
  - **Columbia Basin Doors**
    - Lars presented a bid for professional services for all the exterior doors for the main Port of Mattawa building, \$2,300.00. Lars explained that wind, rain and snow was coming through the cracks and the seals have not been replaced in the last ten years. The commissioners required that the tenants pay for half of the repairs.
  - **Correct Equipment**
    - Lars presented a bid for water meter replacement for the wastewater system. The cost would be \$4,200.00. Commissioners suggested that we expand on our bid and include Irrigation Specialist in this process.
  - **Spring WPPA**
    - Everyone is registered for the spring meeting in Spokane Davenport hotel, May 15-17.
  - **Azteca Products**
    - They are still interested in locating in the Mattawa Area. Commissioners asked for a profile of their company and for the commission approval.
  - **Rate-of>Returns**
    - Commission has discussed rate-of-returns for the tenants on port property. Lars presented that currently they are an average of a 1.9%. Surrounding communities, Moses Lake, Othello, Richland and Quincy are currently getting around 10%. Commissioners instructed that as leases renew or change, we need to bump them to 4% then the next year bring them to 6% to ease the transition. New leases will be 6%.
  
- **Comments**
  - No comments were given.
  
- **Next Regular Commissioners Meeting: April 8th, 2019 @ 12:00pm at Port of Mattawa**



- Meeting adjourned at 3:30pm by Glenn Leland.

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**Jim Wise**

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**Lauri Dayton**

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**Glenn Leland**

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