



Commissioners Meeting

Meeting Minutes for October 15th, 2019 at Port of Mattawa

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

Present: Lars Leland (Director), Lo Hernandez (Office Manager), Joe Ramos (Azteca Products) and Rachael Pinkerton (Reporter).

Meeting called to order at 12:01pm by Jim Wise.

- **Welcome/Introduction of Guests**

- Azteca Products / Joe Ramos
 - Tentative plans to build 6,000 sq. ft. building and expressed interest in purchasing up to 5 acres of land.
 - Ramos asked for an estimate per acre. Commission estimated \$50,000 per acre.
 - Commission asked for a detailed plan of building specs to figure out exactly how much land would be needed.
 - Commissions open to split acreage for sale of 1 acre with “First Right of Refusal” option in sales contract.
 - Ramos to send plan to Lars within the week. Lars to research building to acreage requirements.
 - Ramos agreed to reimburse for 1 appraisal if sale not made.
 - Easement to be added to contract.

- **Approve Minutes of Last Meeting**

- Commissioners reviewed the September 9th 2019 minutes. Jim motioned to approve; Lauri seconded the motion, all in favor.

- **Review of Financial Statements & Approve Warrants**

- Commissioners reviewed Financial Statements and signed Warrants issued reports for September 2019.
 - Lars to contact Cynthia Weed on what the Port should do with Ind. Dev. & Public Corp. accts.

- **Tenant Updates**

- Larry Howell
 - Howell has signed all paperwork and will pay lease current in full.
 - Blueline will be out by end of 2019. Mattawa Tire to move in beginning of 2020.
 - Lars asked Commission to sign Resolution 2019 – 03.
- Sanchez
 - No new development.



- Buckshot/Milbrandt
 - Lars asked Commission to set up a time to get all paperwork notarized.
- **Old Business**
 - Longmire Property
 - No new development.
 - Preliminary Budget Hearing 2020
 - Need to finalize by next meeting.
 - Commission went through each line item; Lars to update as needed.
 - Preliminary Wastewater Rates 2020
 - Lars to email Milbrandt and ITC to set up meeting about Wahluke well usage. Lars will schedule meeting with other clients.
 - Road T.7 – Project
 - Received letter from JUB with recommendation to accept and pay Granite Construction \$281,632.56. Lauri motioned to approve; Glenn seconded, all in favor.
 - SIP – Stevens Street
 - Amendment to Comp Plan
 - Lars applied for SIP. Lars to attend City Council meeting and ask for support from city.
 - Commission directed Lars to revise Comprehensive Plan adding this project.
 - Small Ports – Oct 24 to 25
 - Lars, Lo, Lauri and spouses to attend.
- **New Business**
 - City of Mattawa – Water Rights
 - Chris Ries is still working on agreement.
 - Client 1.5 Acres
 - Burger King expressed interest in purchasing land. The commission is interested in working with Gary Geiger, the owner.
 - Resolution 2019 – 03
 - Jim motioned to authorize the port to purchase Larry Howell’s building; Lauri seconded. All in favor.



- Commission Meeting Time
 - Commission agreed to move meeting time to 5:00 pm, effective next scheduled meeting, November 12th, 2019.
- **Comments**
 - Rachael Pinkerton asked for preliminary budget for 2020 to post with Budget Hearing date in the local newspaper.
- **Next Regular Commissioners Meeting: November 12th, 2019 @ 5:00pm at Port of Mattawa**
- **Meeting adjourned at 3:30 pm by Jim Wise.**

Jim Wise

Lauri Dayton

Glenn Leland