



## Commissioners Meeting

*Meeting Minutes for January 14, 2020 at Port of Mattawa*

**Commissioners:** Verlyn Coulson (present), Lauri Dayton (present), Glenn Leland (present)

**Present:** Lars Leland (Director), Juan Valdovinos (JC Bees), Robert Eckert (Wahluke School District), Brian Talbot (Sonrise Orchard), Jamie Jamison (Sedona Trucking), Francisco and Maria Sanchez, Elvia Greisen (translator), Betty Palmer (Wahluke School District), Darryl Hudson and Rachael Pinkerton (Reporter).

**Meeting called to order at 5:02pm by Lauri Dayton.**

- **Welcome/Introduction of Guests**

- Wahluke School
  - Robert Eckert presented the upcoming Levy proposal. It is a 2-year levy that will replace the previous one. Ballots will be sent out Jan. 24<sup>th</sup> and are due Feb. 11<sup>th</sup>.
  - He is putting together a Facility Planning Committee. Encouraged questions about committee and asked for volunteers.
- Darryl Hudson/Sanchez
  - Francisco and Maria attended with a translator to express concerns with the letter they received from the Port lawyer. They wanted to know why they had to leave the building by March 31<sup>st</sup>, 2020. The commission explained it is in their best interest to sell the building before that date.
  - Lars to obtain an appraisal for the Port to be ready to purchase building in the case that Sanchez cannot sell in time. An extension of 2 months maximum may be utilized by Sanchez if the commission deems it necessary.
- JC Bees
  - Juan Valdovinos is the owner of the Mattawa based honey company. He presented to the Port an interest in a Built-to-Suite to lease on Port property.
  - Looking for a 200 X 250 (40,000 sq. ft.) building with climate control (42 degrees). Currently employees 5 and could potentially create up to 5 additional jobs. In addition to the 200-300 trucks in and out of Mattawa.
  - Commission asked Juan to submit a Letter of Intent along with 3 years of tax records and bank statements.
- Jamie Jamison
  - Looking for a long term (20-25 year) lease on Port property on the west edge near U Road. 4-5 acres, no power, water or sewer.
  - He is wanting to sublease to a jibsum and recycling company. Looking to build on land estimates he will need 40,000 sq. ft fabric building with hard surface underneath.
  - Currently employs 5-6 full time and 11 employees for 8 months. Would increase by 3-4 employees in facility and 5-6 trucks in and out.
  - Commission needs more time to consider, will table request for now.



- Brian Talbot
  - Attended meeting to update the Port on development plan. Apple industry not doing well, expects big losses over next 3 years. He has successfully built his shop but is looking to sell 29 acres to buyer to complete project.
  - Commission thanked Brian for his update and supports him in finding an appropriate buyer.
- **Approve Minutes of Last Meeting**
  - Commissioners reviewed the December 9<sup>th</sup>, 2019 minutes. Glenn 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 December 2019.
- **Tenant Updates**
  - Larry Howell
    - Officially closed on property.
    - Signed short term temporary lease with Phillip Nelson (Mattawa Tire). Blueline to work with Phillip for next few months.
  - Longmire
    - On hold for time being. Longmire may want to hold onto 11 acres and only sell 11 acres to port later this year. Seeking larger down payment if possible, Port may have funds available as early as June.
    - Land zoned as residential, potential issue is only half land purchased.
- **Old Business**
  - Resolution 06-2019: Wastewater Rates
    - Commission signed approved resolution.
- **New Business**
  - Officer Elections 2020
    - Glenn nominated and motioned Lauri Dayton for Commission President. Verlyn seconded the motion; all in favor.
  - Resolution 01-2020: Authorizing ED to surplus
    - Glenn motioned to approve, Verlyn seconded; all in favor.
  - Save the Dams – Jan. 13<sup>th</sup> @ Pasco, WA
    - Lars, Verlyn and Lauri attended meeting.
    - Lars spoke with lawyer, concerns about “lobbying”. Further research needed.
  - Grant County Conservation District – Jan. 14<sup>th</sup> @ Moses Lake, WA.
    - Lars unable to attend



- Dept. of Ecology – Jan. 21<sup>st</sup> @ Spokane, WA
  - Pre meeting conference call to be held Friday, January 17<sup>th</sup> at 2pm with attorney to discuss what to expect from meeting with Ecology. Lars putting together meeting agenda.
- WPPA Port Day – Jan. 28<sup>th</sup> @ Olympia, WA
  - Lars to attend, Lauri may attend. Lars has set up meetings with representatives to discuss outcome of Ecology meeting.
- WEDA 2020 Winter Conference – Feb. 5-6<sup>th</sup> @ Olympia, WA
  - Lars to attend.
- Executive Director – Salary
  - Lauri to conduct employee evaluation and review; revisit at next scheduled Port meeting.
- RECON – May 17<sup>th</sup> to 20<sup>th</sup>
  - Lars to attend; explained importance of consistency for building and maintaining relationships and great exposure for the Port.
  - Lauri asked Lars to look into a Manufacturing Conventions.
- Part-time Maintenance Position
  - Lars presented need for part time maintenance help. To start, a 2-month contract, \$25 an hour with no more than 10.5 hours a week, plus special projects.
  - Lauri motioned to approve part time maintenance help, Verlyn seconded motion; all in favor.
- Resolution 2020-02
  - Motioned by Verlyn, Glenn seconded. All in favor.
- **Comments**
  - Lauri will not attend next scheduled meeting.
- **Next Regular Commissioners Meeting: February 10<sup>th</sup>, 2020 @ 5:00pm at Port of Mattawa Office.**
- **Meeting adjourned at 7:19 pm by Lauri Dayton.**

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**Verlyn Coulson**

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**Lauri Dayton**

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**Glenn Leland**