

The 1,085th **MEETING** of the Port District No. 1 of Grant County was held at the Port District office at 101 F Street SW on **Wednesday, March 25, 2020**.

Commissioner Pat Connelly called the meeting to order at 5:00 p.m. Also, present were Commissioner Brian Kuest, Darci Kleyn, and Chris Dowd. Commissioner Curt Morris, Larry Julius, Michael Woodkey, and Rachel Pinkerton joined via phone.

MINUTES: Upon motion by Commissioner Kuest, seconded by Commissioner Connelly the minutes from March 11, 2020 were approved and signed as printed.

UPCOMING MEETING DATES:

Wednesday, April 8, 2020 at 5:00 p.m. Regular Meeting – 101 F St. SW

PUBLIC HEARING: Commissioner Connelly opened the public meeting for comments on the proposed sale of easements across Port property. With no comments, the public hearing was closed. Commissioner Kuest moved that the Port approve Resolution 2020-05, the Easement Purchase and Sales Agreement, and the Easement Agreement contingent on receiving written acknowledgement from the Grant County PUD that they agree to allow Intermountain Infrastructure Group to install fiber optics infrastructure within the west 5 feet of the south 100 feet of Lot 1 of the Huston Short Plat (the location of the Grant County PUD easement). Commissioner Morris seconded the motion and it was approved.

A discussion ensued on whether the sales price was high enough to ensure that the Port will receive the value of the easements along with recapture of the associated legal, appraisal and engineering fees. It was determined that the price should be enough.

QVBCC: All upcoming events through the month of April have been cancelled or rescheduled. The Center is officially closed through April 8th to comply with Governor Inslee's Stay Home – Stay Healthy Order. If the Order is extended the closing date will be extended as well.

AIRPORT: Upon motion by Commissioner Kuest, seconded by Commissioner Connelly, Resolution 2020-06, which states the Port allocates a portion of its 2020 budget to fulfill a match requirement, along with WSDOT Airport Aid Application was signed and approved.

INDUSTRIAL PARK 2: Nothing to report.

INDUSTRIAL PARK 4: It was reported that the Intermountain Infrastructure Group (IIG) lease, which was approved at the last meeting, has not been signed by IIG to date, as they do not know if they in fact will need to lease the space.

IIG will need access to water and the Port will forward them a copy of the City of Quincy Hydrant Meter Rental Application.

INTERMODAL: The gravel project should be completed soon and the contractor (North Central Construction, Inc.) is expected to come to the next Port meeting to ask for the Port's acceptance of the completion of the project.

The contract for the \$100,000 capital budget grant from the state has not yet been received.

Larry Julius reported that Gray & Osborne has started the application for the SIP grant which is due April 15th. It was determined that this request would be for an 100% grant, with no loan allocation. Tobin Electric has not determined if the power supply is adequate at the yard for expansion, so Gray & Osborne is also checking into that.

Upon motion by Commissioner Kuest, seconded by Commissioner Morris the promissory note between NCW Logistics and the Port for the \$15,549.67 receivables that are in arrears was approved, subject to a change in the interest rate to 2%.

RACEWAY: Black Rock Construction is still working as the project is exempt being halted under the Stay Home – Stay Safe Order. The rebar is being installed and the concrete floor should be poured next week. After that construction should move along quickly. The sprinkler system design is on the City's agenda for approval next week.

It has been determined that a pipe and access road will be installed over the culvert on the west side of the property. The pipe should be able to be purchased through Kooy's Irrigation.

INDUSTRIAL PARK 5: Appraisal quotes from Agri-Com for \$3,250 and Pacific Appraisal for \$2,200 were accepted.

Commissioner Connelly said KM Construction will start installation of the sign on March 26th, 2020.

KER PROPERTY: Nothing to report.

INDUSTRIAL WASTEWATER: Commissioner Kuest reported that work on the project has slowed a bit due to the ongoing business stoppage. Key Bank should have a draft out for the \$6M loan package this week. The bank has been waiting for financial statement information from Oregon Potato Company. Navix has stated that their geo-tech people are ready to inspect the property north of town that may hold the pond.

EDC: Nicholas Thurston has been hired as Emily's replacement. The ReCon convention in Las Vegas has been cancelled.

HOSPITAL: Commissioner Kuest said that a meeting is scheduled for Friday, March 20th with Collins Woerman regarding final plan with costs has been postponed until the first week in April. Ziegler Investments is still discussing a possibility of putting together a financial package would allow the hospital to stand on their own.

Darci Kleyn reported that the first grant reimbursement request has been submitted to the Department of Commerce.

COLOCKUM RIDGE GOLF COURSE: The golf course is also closed until April 8th, following state guidelines.

Approval to reimburse Kevin Ackright for his rent expense of \$900 was granted, as he has agreed to stay on as mechanic until the Port can fill the position. Kevin will need to submit proof of payment to the Port before reimbursement is given.

Commissioner Connelly reported that Gabe Porter turned down the offer of the mechanic position. Chris Dowd commented that he felt that Gabe may be willing to take the position if he was offered an increase

of 1 or 2 dollars per hour. It was decided at this time to not continue advertising for the mechanic position. A discussion was had on the long-term plans of the course. It's understood that if Gabe does end up taking the mechanic position that he will work into the position of Superintendent upon Chris' retirement. Any further discussion of plans was tabled until Commissioner Morris returns to town.

BISHOP: The business plan is a work in progress, and it will be a while before it will be completed. As the lease with the vineyard expires in 2021 it was determined that discussions should be started with Ryan Flanagan to determine his continuing interest in renting the property.

The property has been closed to the public to comply with the Stay Home – Stay Healthy Order and will remain so until state recreation areas are once again opened.

PROPOSED INDUSTRIAL PARK 8: Waiting on PUD to determine substation plans. Commissioner Morris has a phone conference with the PUD on Monday the 30th. There is a binding site plan draft prepared by Gray & Osborne if needed.

NEW BUSINESS:

Quincy Valley Recreation Guide: Upon motion by Commissioner Kuest, seconded by Commissioner Morris approval was given for a full-page ad in the 2020 Quincy Valley Recreation Guide.

Small & Attractive Assets Policy: Upon motion by Commissioner Kuest, seconded by Commissioner Morris, Resolution 2020-08 formalizing a Small & Attractive Assets Policy was approved.

Bierlink Lease: Upon motion by Commissioner Kuest, seconded by Commissioner Morris, Resolution 2020-08 for the lease by Steven Bierlink for the Ker property was approved, and the lease was signed.

Quincy Valley Chamber of Commerce lease: Upon motion by Commissioner Kuest, seconded by Commissioner Morris, Resolution 2020-09 for the lease of the Chamber office was approved, and the lease was signed.

Grant County EDC Municipal Services Agreement: The agreement for \$20,000 was approved and signed.

Stay Home – Stay Healthy Order Employee Issues: The decision was made to continue to pay employees through April 15th, and the situation will be reassessed at the next board meeting. All employee's that are performing essential duties and can do so in a safe manner are encouraged to keep working.

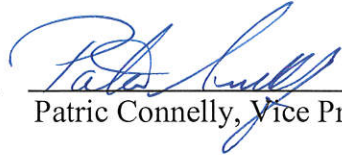
WARRANT APPROVAL: Upon motion by Commissioner Kuest, seconded by Commissioner Morris, the following warrants were approved for payment.

March 20-25th #18948 through #18977 in the amount of \$60,182.47

The meeting was adjourned at 6:30 pm.

PORT DISTRICT NO. 1 OF GRANT COUNTY

Curt Morris, President



Patric Connelly, Vice President



Brian Kuest, Secretary

ATTEST BY Recording Secretary:



Dani L. Kays