

SPECIAL COMMISSIONERS' MEETING MINUTES

October 9, 2019 – 9:00 AM

Those present were:

Commissioner Kenny Schutte	Executive Director Chris Faix
Commissioner Gary Weaver	Executive Assistant Carmon Derting
Commissioner Deena Vietzke	Port Consultant Doyle Palmer

Guests: Stephen McFadden, Adams County
Todd O'Brien, Adams County Public Works
Todd Jensen, HDR
Scott Yaeger, Adams County Public Works

The question was asked about the difference between Design/Build/Operate and Design/Build/Finance/Operate and level of control.

There are two areas 1) Legal and 2) Technical. You create specifications in the Technical Appendices that create the level of control in the project. Performance can be guaranteed in the Operation part of the project. The contractor is responsible to make sure the project operates correctly. The most common length of time is 20 years.

The project price will be known after selections are made in Design/Build/Operate. The lowest bid does not have to be chosen; it can be based on qualification.

There was a question on odor control.

There are odor standards at so many feet from the building. A robust odor program can be put in place to mitigate any odor.

The next step to determine Design/Build/Operate or Design/Build/Finance/Operate is to send out a market survey to determine interest in the project, terms for possibly finance partners, and rates.

The question of what happens if the project fails was asked

The idea to keep recruiting food processors.

The question about stakeholders was asked.

Right now, the possible stakeholders are Adams County, Port of Othello, Federal and State agencies and Independent Financers. In Design/Build/Finance/Operation, the option to have no government funding is there.

HDR will set up a tour of Spokane Facility and Stephen will look into the company in Twin Falls.

When asked what the recommendation was, HDR suggested either Design/Build/Operate or Design/Build/Finance/Operate. Keeping in mind that Design/Build/Finance/Operate would take longer and need more information.

The question of who writes the service contracts was asked.

Someone with experience in writing them would need to be found. HDR can do it.

The Port commissioners agreed to move forward with Design/Build/Finance/Operate.

The commissioner's went into Executive Session to discussion Real Estate from 10:22 and adjourned at 10:50am.


Carmon Derting, Executive Assistant


Gary Weaver, Chairman

Kenny Schutte


Deenal Vietzke