

COMMISSIONERS' MEETING MINUTES

January 24, 2023 – 9:00 am

Those present were:

Commissioner Gary Weaver

Commissioner Deena Vietzke

Commissioner Kenny Schutte

Executive Director Chris Faix

Executive Assistant Carmon Derting

Guests: Anne Henning, Community Development Director
Jack Barrett - via Phone

Called to order at 9:00 am.

G. Weaver made a motion to approve the agenda with an addition of an Executive Session at the beginning to discuss Land Sale, K. Schutte second, motion passed

G. Weaver made a motion to approve minutes from January 10th, 2022 meetings with the correction of removing via phone from K. Schutte, K. Schutte second, motion passed

G. Weaver made a motion to approve vouchers, clarification was made on the Taylor Evans Invoice as Janitorial Expense – not Engineering and Sackmann Law invoices. K. Schutte second, motion passed.

D. Vietzke announced an Executive Meeting to start at 9:03am and will be for 5 minutes to discuss a land sale. Guests were excused. The Executive Meeting concluded at 9:08am. Guests returned.

Jack Barrett

Joined via phone to discuss the potential to purchase the Highway 26/Reynolds Road land. J. Barrett introduced himself and gave a short background to what he and his team have been doing. His purpose of the call was to find out what the Commissioners needed in order to make an acceptable offer. There was a concern made by one of the Commissioners about the length of time for the due diligence and the desire for a full cash offer. J. Barrett requested to be able to close in 1 year, will add more earnest money and will pay the full purchase price if terms can be determined. A. Henning was asked about the TIA and she said that it would take about 2 months to complete. It was decided that the following terms would be acceptable on the full 70 acres: \$40,000 per acre, \$100,000 nonrefundable earnest money, 9-month due diligence period and close in 1 year. The farmer leasing the land will need to be notified that he will be allowed to farm this year with a harvest in September. Phone meeting ended.

There was a discussion with A. Henning to clarify what Affordable Housing means and the new Multi-Family Tax Exemption Program that was just voted in. Her explanation is that the more houses available to meet the demand, the more affordable they become. The new tax allows for a tax exemption for 12 years with the requirement of at least 4 housing units. Income qualifications for a house to be to be low income is below 80% of poverty level and moderate is 81-120%. A landlord may be responsible to rehome a tenant if a house is condemned. A. Henning did ask about a soccer complex proposal. Nothing formal has been received by the Port, but if it does come in, it will be forwarded to J. Barrett.

K. Schutte motioned to accept the purchase proposal from J. Barrett based on all factors discussed are met. G. Weaver second motion. Motion passed.

J. Barrett will have a new LOI drawn up. C. Faix will review and present the LOI to the Commissioners for signatures. The Purchase agreement will be written. C. Faix will review and send to Sackmann Law and then the Commissioners will sign that.

Airport

The hangar belonging to M. Connor might be getting sold. C. Faix measured the lot and determined it is about ½ acre. The lease for the potential owner will be modified to remove the caretaker option which will eliminate anyone living there and the land lease amount will be \$1500 a year.

C. Faix met with contractor for the Hangar 4 Project to assess some warranty repair work that needs to be done. We were told to purchase the repair supplies and the repairs will be made when the weather is warmer. There has been no response as to the final paperwork for the project being completed. The bifold doors were checked and the cables are good.

Water rates at the Airport need to be reviewed.

Century Link is down once again at the Fuel Pump. Repair is scheduled for January 25th. Alternatives are being researched to change providers for the communication system for the credit card machine. Suggests of T-Mobile, Star link and Desert Winds have been made.

Bruce

G. Weaver made a motion to accept and sign Resolution No 23-1: A Resolution Of The Commissioners of Port of Othello, Washington, Authorizing Submission Of An Application For A Community Economic Revitalization Board Loan In The Approximate Amount Of \$5,000,000.00 And Authorizing The Executive Director To Enter Into An Agreement For Such Funding. K. Schutte second, motion passed.

C. Faix has not been able to talk to anyone at Veola about cleaning the water tower. Another cleaning company has reached out to us and provided a reasonable quote for the cleaning and is able to do it as soon as the weather is appropriate. C. Faix will continue working with the second company to get worked into their schedule.

K. Schutte mentioned that the kosha needs to be cleaned up on the 105 acres.

Road 26/Reynolds:

There has been a 2nd developer who has shown interest in the land and provided initial starting point numbers and the Commissioners where informed of the numbers.

Other

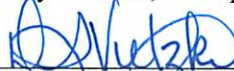
C. Faix presented the Water Assessments to the Commissioners. C. Faix is going to speak with SEV to determine their need for the water in the future and inform them about future assessments.

K. Schutte is up for re-election this year.

With no further business coming before the Port of Othello Commissioners, the meeting adjourned at 10:49 am with a motion made by G. Weaver and seconded by K. Schutte.

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Gary Weaver, Chairperson

A handwritten signature in blue ink, appearing to read "Deena Vietzke", written over a horizontal line.

Deena Vietzke

A handwritten signature in blue ink, appearing to read "Kenny Schutte", written over a horizontal line.

Kenny Schutte

A handwritten signature in blue ink, appearing to read "Carmon Derting", written over a horizontal line.

Carmon Derting, Executive Assistant