

Minutes of the regular meeting of the Port of Whitman County of January 17, 2008.

MEETING CALLED TO ORDER: The meeting was called to order at 10:00 a.m. in the Port office in Colfax, Washington. Present were all Commissioners, the Executive Director, the Properties and Development Manager, and the Port Attorney. Also present was Joe Smillie of the Whitman County Gazette.

APPROVAL OF MINUTES: A **MOTION** was made to approve the Minutes of the meeting of January 3, 2008, as mailed and entered in the minute book. The motion carried.

APPROVAL OF CLAIMS: A **MOTION** was made to approve Claim Nos. 17876 through 17899 totaling \$16,735.62. The motion carried.

PIONEER PORTS MEETING: Commissioner Boone reported on attending the Pioneer Ports meeting in Clarkston, Washington, on January 16, 2008. Also attending the meeting were Commissioner Love, the Executive Director, and the Port Attorney. It was noted at the meeting that 2008 is the 50th anniversary year for all three Ports (Whitman, Lewiston, and Clarkston). The three Port Executive Directors will work on a plan to commemorate the 50th anniversary. Other topics at the meeting included discussion on rate of return of Port investments and an update on activities of each Port.

PBAC COMMUNITY COMMITTEE: Commissioner Boone reported on attending the PBAC Community Committee on January 10, 2008.

MEETING WITH COUNTY COMMISSIONERS: The Port Commissioners will meet with the County Commissioners on February 4, 2008, at 3:00 p.m. in the County Commissioners' office.

REPORT ON ADO ACTIVITIES: At 10:20 a.m., Tammy Lewis joined the meeting and reported on ADO activities, including working on community assessment updates. She noted that the community ADO meeting was scheduled for Thursday, January 24, 2008, at 6:00 p.m. at the Pullman Hilltop restaurant. It was also noted that an affordable housing forum was scheduled for March 20, 2008, at Gladish Center in Pullman. Ms. Lewis left the meeting at 10:35 a.m.

POWBAC - POLE BUILDINGS: The Properties and Development Manager reported that inclement weather had

temporarily slowed the completion of the pole buildings at POWBAC, but the buildings should be completed shortly.

IPZ STRATEGY: The Executive Director noted that he and Don Tilton will be meeting with state and regional officials on January 25, 2008, for review of the IPZ strategy. Mr. Tilton reported on activities to the Port Commissioners at the quarterly workshop on January 7, 2008. The IPZ is seeking \$70,000 from the state to develop a telecommunications network among all IPZs in the State of Washington. It is expected at the January 25th meeting that representatives from other participants and potential participants in the IPZ project will be in attendance as well.

PULLMAN-MOSCOW CORRIDOR - PARTNERSHIP FOR INFRASTRUCTURE: It was noted that on January 7, 2008, representatives of the Hawkins Group met with the County Commissioners and proposed that the county enter into a public/private partnership for development of infrastructure (mostly road and utility improvements) for the company's proposed projects in the Pullman-Moscow corridor.

IP ZONE ACTIVITIES: At 10:45 a.m., Don Tilton joined the meeting. He reported that Washington State University has recently been awarded a \$2 million grant for a wind-energy study. He has been talking with university officials and has proposed that the IP Zone's "green energy" initiative be coordinated with the university's wind-energy project. Mr. Tilton left the meeting at 11:05 a.m.

ASSIGNMENT AND LEASE ASSUMPTION AGREEMENT FOR BENNETT LUMBER AND GRANGER: A MOTION was made to execute an Assignment and Lease Assumption Agreement for Bennett Lumber and Granger and tender it for signature to Bennett on the condition that it be signed and returned to the Port within two weeks, or the Port's acceptance of the Agreement would be withdrawn. The motion carried.

WILMA - POTENTIAL TENANTS: The Properties and Development Manager reported that she has been discussing sites in Phase II at Wilma with two potential tenants.

2008 BOYER CONCESSIONAIRE LEASE: A MOTION was made to authorize the execution of the 2008 Boyer Concessionaire Lease with David Peterson. The motion carried.

ADDENDUMS WITH NU CHEM AND CENTRAL FERRY DRY FERTILIZER: A MOTION was made to execute an Addendum with Nu

Chem and an Addendum with Central Ferry Dry Fertilizer to reconfigure the premises leased to each company in conformance with the lot line adjustment at Central Ferry. The motion carried.

CENTRAL FERRY LEASE - LANDLORD'S CONSENT TO ASSIGNMENT

FOR SECURITY PURPOSES: A **MOTION** was made to execute the Landlord's Consent to Assignment for Security Purposes of the Central Ferry Dry Fertilizer Lease. The motion carried.

PNWA MISSION TO WASHINGTON: A **MOTION** was made to authorize the purchase of three tins of Cougar gold cheese and \$150 cash for the PNWA reception in conjunction with the PNWA Mission to Washington in March. The motion carried.

MISSION TO WASHINGTON - FINALIZATION OF PLANS: It was noted that on February 14, 2008, the delegates to the Mission to Washington will be meeting at the Port of Benton to finalize plans for the Mission.

RAIL MEETING: It was noted that on January 28, 2008, at 10:00 a.m. at the Doubletree in Spokane, a meeting on regional rail would be held with WSDOT officials and others.

EXECUTIVE SESSION: At 10:40 a.m., the Port President called for an executive session to discuss a real estate matter, with the regular meeting to reconvene before 12:00 p.m.

REGULAR MEETING RECONVENED: At 12:00 p.m., following executive session, the regular meeting of the Port of Whitman County reconvened. Present were all Commissioners, the Executive Director, the Properties and Development Manager, and the Port Attorney.

MEETING ADJOURNED: There being no further business to come before the meeting, the meeting adjourned at 12:00 p.m.

PORT OF WHITMAN COUNTY COMMISSION

DANIEL W. BOONE, President

JOHN E. LOVE, Vice President

ROBERT F. GRONHOLZ, Secretary