



RESOLUTION 2022.01

A RESOLUTION OF THE PORT OF ROYAL SLOPE ESTABLISHING THE REGULAR COMMISSIONERS' MEETINGS IN 2022 TO TWO A MONTH BEGINNING IN JANUARY 2022, BEING HELD ON THE SECOND AND FOURTH WEDNESDAY OF EACH MONTH AT 2:00 PM

WHEREAS the Port is wanting to move forward on new and unfinished projects.

WHEREAS decisions need to be made and business needs to be taken care of more often than once a month.


WHEREAS, holding two regular meetings a month for 2022 will help move these projects forward.

WHEREAS the meetings will be held in the Port of Royal Slope Office located at 4572 Road 13.6 SW; Royal City, WA.

WHEREAS the public is invited and encouraged to attend all the meetings in accordance with RCW 42.30.030.

THEREFORE, the Commissioners will meet regularly twice a month to conduct Port business on the second and fourth Wednesdays at 2:00 p.m. in 2022 starting in January.


Adopted in an Open Meeting this 12th day of January 2022.



Alan Schrom, Chairman



Davey Miller, Vice Chairman



Frank Mianeki, Secretary

ATTEST:



Bonnie Valentine, Director



**PORT OF ROYAL SLOPE
RESOLUTION 2022.02**

**A RESOLUTION TO GIVE FUNDS IN THE AMOUNT OF \$100,000 FROM THE
GENERAL FUND TO THE INDUSTRIAL DEVELOPMENT FUND**

WHEREAS the Commissioners of the Port of Royal Slope are charged with economic development of the Royal Slope/Royal City area, and

WHEREAS, the Port of Royal Slope has been using the funds in the Industrial Development Fund to develop new infrastructure, a new Industrial Park, pay off the debt services and maintain the current infrastructure

WHEREAS, the Port of Royal Slope's Industrial Development Account needs funds to be able to sustain itself until there is enough income from the sale or lease of Lots in the Port's Industrial Park or from any other means.

WHEREAS, pursuant to RCW 53.04.010, which authorizes the use of public funds in such a manner as may prescribe for industrial development

NOW, THEREFORE BE IT RESOLVED that the Port of Royal Slope Commissioners do hereby agree it is in the best interest of the Port of Royal Slope to give \$100,000 from the General Fund Account to the Industrial Development Account without repayment.

APPROVED by a vote of the Commission on this 12th day of January 2022.

PORT OF ROYAL SLOPE
BOARD OF COMMISSIONERS

Alan Schrom, Chairman

Davey Miller, Vice-Chairman

Frank Mianecki, Secretary

ATTEST:

Bonnie Valentine, Director



**PORT OF ROYAL SLOPE
RESOLUTION 2022.03**

A RESOLUTION OF THE PORT OF ROYAL SLOPE ADOPTING A NEW EMPLOYEE HANDBOOK

WHEREAS the new Employee Handbook includes updated information for all Port employees.

WHEREAS the new Employee Handbook includes Employment Policies, Hours of Work & Compensation, Benefits & Leaves of Absence and Miscellaneous information such as social media guidelines & outside employment.

WHEREAS the new Employee Handbook was discussed at several meetings with the Port Commissioners and modified to fit our Port District.

WHEREAS it was decided that every employee should have a copy of the new Employee Handbook and should sign a document stating they have read it.

NOW, THEREFORE BE IT RESOLVED that the new Employee Handbook is hereby adopted and shall supersede all prior Employee Handbooks and Employee Resolutions, whatsoever.

DATED this 12th day of January 2022.

PORT OF ROYAL SLOPE
BOARD OF COMMISSIONERS

Alan Schrom, Chairman

Davey Miller, Vice-Chairman

Frank Mianecki, Secretary

ATTEST:

Bonnie Valentine, Director

RESOLUTION 2022.04

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF GRANT COUNTY PORT DISTRICT NO. 2
MAKING FINDINGS ON THE ADVISABILITY OF
THE SALE OF REAL PROPERTY WITHIN AN INDUSTRIAL
DEVELOPMENT DISTRICT AND AUTHORIZING THE
SALE OF REAL PROPERTY TO GILBERT'S
EQUIPMENT & TRUCK REPAIR LLC**

WHEREAS, Grant County Port District No. 2, also known as the Port of Royal Slope, (the "Port") owns the real property described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Gilbert's Equipment & Truck Repair LLC desires to purchase the Property; and

WHEREAS, the Property lies within one of the Port's Industrial Development Districts formed pursuant to RCW 53.25.040, *et seq.*; and

WHEREAS, pursuant to RCW 53.25.110, the Port may sell the Property when the Port Commission deems it to be in the best interests of the Port and in furtherance of the Port's general plan of industrial development; and

WHEREAS, pursuant to RCW 53.25.120, prior to selling the Property, the Port must give notice of the proposed sale by publication in a newspaper of general circulation in the County and by posting in three (3) public places in the Port District at least ten (10) days before the date fixed for the hearing; and

WHEREAS, pursuant to RCW 53.25.140, the Port may sell the Property by negotiated sale provided that the purchase price must not be less than the fair market value of the Property which shall be determined by an average of at least two (2) independent appraisals performed by licensed real estate brokers or professionally designated real estate appraisers; and

WHEREAS, Gilbert's Equipment & Truck Repair LLC desires to acquire the Property for the purpose of an equipment and vehicle repair facility and other uses associated therewith; and

WHEREAS, notice of a public hearing scheduled for April 26, 2022, at 2:00 p.m. at the office of Grant County Port District No. 2 to hear and determine the advisability of selling the Property was published in the *Columbia Basin Herald*, a newspaper of general circulation in Grant County, on April 14, 2022 and such notice was posted in three (3) public places within the Port District on April 14, 2022; and

WHEREAS, the Port Commission met at 2:00 p.m. on April 26, 2022, to hear and determine the advisability of the sale of the Property; and

WHEREAS, no person appeared in opposition to the sale of the Property; and

WHEREAS, the Port has negotiated with Gilbert's Equipment & Truck Repair LLC a Purchase and Sale Agreement under which Gilbert's Equipment & Truck Repair LLC is to purchase the Property at a price of \$165,900 on condition that the Port will obtain two (2) independent appraisals of the Property, the average of which shall not be greater than \$165,900; and

WHEREAS, the Port has reviewed Gilbert's Equipment & Truck Repair's plans and specifications for the development of the Property as an equipment and vehicle repair facility and other uses associated therewith; and

WHEREAS, the Port has statutory authority to sell the Property to Gilbert's Equipment & Truck Repair LLC; and

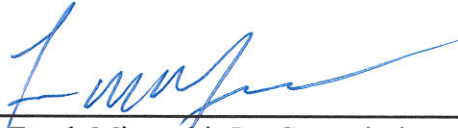
WHEREAS, the Port Commission finds that the execution of the Grant County Port District No. 2 / Gilbert's Equipment & Truck Repair LLC Purchase and Sale Agreement attached hereto as Exhibit "B" is in the best interest of the District and in furtherance of the Port's general plan of industrial development; **NOW THEREFORE**

BE IT RESOLVED by the Board of Commissioners of Grant County Port District No. 2 as follows:

1. The Board of Commissioners of Grant County Port District No. 2 hereby approves Gilbert's Equipment & Truck Repair LLC's plans and specifications for the development of the Property pursuant to RCW 53.25.120.
2. The Port, by and through its Port Director, Bonnie Valentine, is authorized and approved to sell the Property to Gilbert's Equipment & Truck Repair LLC pursuant to the terms and conditions of the Purchase and Sale Agreement, a copy of which is attached hereto as Exhibit "B."
3. The Port's Director, Bonnie Valentine, for and on behalf of the Port is directed to execute the Purchase and Sale Agreement, a copy of which is attached hereto as Exhibit "B," and to perform any and all acts necessary to complete the conveyance of the Property to Gilbert's Equipment & Truck Repair LLC under the terms of the Purchase and Sale Agreement including, but not limited to, the execution of deeds, closing statements, certifications of non-foreign status, closing certificates and excise tax affidavits.

4. This Resolution shall be effective immediately upon passage and signatures hereon.

PASSED and DATED this 26th day of April, 2022.



Frank Mianeki, Jr., Commissioner



Alan Schrom, Commissioner



Davey Miller, Commissioner

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 2 and 3, Red Rock Coulee Short Plat as per the Plat thereof recorded in Book 28, Pages 70 through 71, under Grant County Auditor's File No. 1364509, records of Grant County, Washington.

APNs: 313813000 and 313814000

EXHIBIT "B"

**GRANT COUNTY PORT DISTRICT NO. 2 /
GILBERT'S EQUIPMENT & TRUCK REPAIR LLC**

PURCHASE AND SALE AGREEMENT

RESOLUTION 2022.05

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
GRANT COUNTY PORT DISTRICT NO. 2 APPROVING
GRANT COUNTY PORT DISTRICT NO. 2 (PORT OF
ROYAL SLOPE) / LOGIX LLC LEASE AND WAIVING
RENT SECURITY THEREFOR AND MAKING FINDINGS
ON THE ADVISABILITY OF SALE OF REAL PROPERTY
WITHIN AN INDUSTRIAL DEVELOPMENT DISTRICT
AND AUTHORIZING THE GRANT OF AN OPTION TO
PURCHASE REAL PROPERTY TO LOGIX LLC**

WHEREAS, the Grant County Port District No. 2 (the "Port") owns the real property described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, pursuant to RCW 53.08.080, the Port is authorized to lease all real property owned or controlled by the Port for such purposes and upon such terms as the Port Commission deems proper; and

WHEREAS, pursuant to RCW 53.08.085, upon the lease of real property for a term longer than one (1) year, the Port must have the rent secured by rental insurance, bond or other security satisfactory to the Port Commission unless the Port Commission, in its discretion, waives the rent security requirement; and

WHEREAS, the Property lies within one (1) of the Port's industrial development districts formed pursuant to RCW 53.25.040, *et seq.*; and

WHEREAS, pursuant to RCW 53.25.110, the Port may sell the Property when the Port Commission deems it to be in the best interest of the Port and in furtherance of the Port's general plan of industrial improvement; and

WHEREAS, pursuant to RCW 53.25.120, prior to selling the Property, the Port must give notice of the proposed sale by publication in a newspaper of general circulation in the county and by posting in three public places in the Port District at least ten (10) days before the date fixed for the hearing; and

WHEREAS, pursuant to RCW 53.25.140, the Port may sell the Property by negotiated sale provided that the purchase price must not be less than the fair market value of the Property which shall be determined by an average of at least two (2) independent appraisals performed by licensed real estate brokers or professionally designated real estate appraisers; and

WHEREAS, Logix LLC, a Washington limited liability company, desires to lease the Property with an option to purchase for the purpose of constructing and operating as a data center facility and uses associated therewith; and

WHEREAS, notice of a public hearing scheduled for April 26, 2022, at 2:00 p.m. at the office of Grant County Port District No. 2 (Port of Royal Slope) to hear and determine the advisability of selling the Property was published in the *Columbia Basin Herald*, a newspaper of general circulation in Grant County, on April 14, 2022, and such notice was posted in three (3) public places within the Port District on April 14, 2022, respectively; and

WHEREAS, the Port Commission met at 2:00 p.m. on April 26, 2022, to hear and determine the advisability of the sale of the Property; and

WHEREAS, no person appeared in opposition to the sale of the Property; and

WHEREAS, the Port has negotiated with Logix LLC a lease with option to purchase (the "Lease") under which Logix LLC is granted the option to purchase the Property at a price equivalent to the higher of (i) \$30,000 per acre, or any portion thereof; and (ii) the average of two (2) independent appraisals of the Property performed within ninety (90) days following the exercise by Logix LLC of the option to purchase by professionally designated real estate appraisers; and

WHEREAS, Logix LLC intends to make valuable improvements to the Property and will be paying monthly rent in advance, there exists little reason to require rent security and the additional expense to Logix LLC of providing rent security will only reduce the amount Logix LLC can pay to the Port as rent; and

WHEREAS, the Port has reviewed Logix LLC's plans and specifications for the development of the Property as a data center facility and uses associated therewith; and

WHEREAS, the Port has statutory authority to lease and to sell the Property to Logix LLC pursuant to the terms and conditions of the Lease, **NOW THEREFORE**,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF PORT DISTRICT NO. 2 OF GRANT COUNTY AS FOLLOWS:

1. The Port Commission finds that the execution of the Lease is in the best interests of the district and in furtherance of the Port's general plan of industrial development.

2. The Board of Commissioners of Grant County Port District No. 2 hereby waives the rent security requirement of RCW 53.08.085 as it applies to the Lease.

3. The Board of Commissioners of Grant County Port District No. 2 hereby approves Logix LLC's plans and specifications for the development of the Property pursuant to RCW 53.25.120.

4. The Port, by and through its Commissioners, shall enter into the Lease. The Lease shall be substantially in the form presented to the Commission on this date with only those

EXHIBIT A

Legal Description

A portion of the Northwest Quarter of Section 17, Township 16 North, Range 26 E.W.M., Grant County, Washington, described as follows:

Commencing from USBR brass cap accepted at the West Quarter of Section 8, Township 16 North, Range 26 E.W.M. thence South 89°36'28" East along the East/West mid-Section line of said Section 8, a distance of 299.38 feet; thence South 72°13'03" East, a distance of 2000.00 feet; thence South 17°46'57" West, a distance of 1029.87 feet to the Southerly right of way of a County Road filed under Auditor's File No. 710517; thence South 72°13'45" East along said Southerly right of way, a distance of 400.00 feet; thence South 17°46'57" West, a distance of 979.79 feet to a point on the North Section line of said Section 17 to the True Point of Beginning; thence continuing South 17°46'57" West, a distance of 653.71 feet; thence North 72°13'45" West, a distance of 400.00 feet; thence North 17°46'57" East, a distance of 528.32 feet; thence South 89°37'24" East, a distance of 419.25 feet to the True Point of Beginning.

A portion of APN: 160101013

Said tract embraces 5.43 +/- acres.

changes as shall be approved by the Commissioners and the Port's counsel, Christopher F. Ries, which approval shall be presumed upon the execution of the Lease by the Commissioners.

5. The Commissioners, for and on behalf of the Port, are directed to perform any and all other acts necessary to complete the conveyance of the Property to Logix LLC under the terms of the Lease including, but not limited to, the execution of deeds, closing statements, certifications of non-foreign status, closing certificates and excise tax affidavits.

6. This Resolution shall be effective immediately upon passage and signatures hereon.

PASSED and DATED this 26th day of April, 2022.



Frank M. Mianeki, Jr., Commissioner



Alan Schrom, Commissioner



Davey Miller, Commissioner



**PORT OF ROYAL SLOPE
RESOLUTION 2022.06**

**A RESOLUTION APPROVING THE DEVELOPMENT PLAN OF
GILBERT'S EQUIPMENT & TRUCK REPAIR LLC**

WHEREAS, Gilbert's Equipment & Truck Repair LLC has intentions of purchasing Lots 2 & 3 consisting of 5.53 acres, more or less, that the Port owns in the Red Rock Coulee Short Plat listed as Grant County Parcels #313813000 and #313814000;

WHEREAS, they plan to build a shop and have submitted a drawing showing the location of their building, approaches and parking area;

WHEREAS, in accordance with the RCW 53.25.120 the Port Commissioners have reviewed the plans and specifications for this lot;

THEREFORE, the Port of Royal Slope Commissioners do hereby approve the development of Parcels #313813000 and #313814000 and will move forward with the sale of Lots 2 & 3 to Gilbert's Equipment & Truck Repair LLC.

ADOPTED in an Open Meeting this 26th day of April 2022

PORT OF ROYAL SLOPE
BOARD OF COMMISSIONERS

Alan Schrom, Chairman

Davey Miller, Vice-Chairman

Frank Miannecki, Secretary

ATTEST:

Bonnie Valentine, Director



RESOLUTION No. 2022.07

**A RESOLUTION OF THE PORT OF ROYAL SLOPE APPOINTING AN AGENT TO RECEIVE CLAIMS
FOR DAMAGES IN ACCORDANCE WITH RCW 4.96.020**

WHEREAS, pursuant to the provisions of RCW 4.96.020 the governing body of each local governmental entity shall appoint an agent to receive any claim for damages made under Chapter 4.96 RCW; and

WHEREAS, the identity of the agent and the address where he or she may be reached during the normal business hours of the local governmental entity are public records and shall be recorded with the auditor of the county in which the entity is located; and

WHEREAS, all claims for damages against a local governmental entity, or against any local governmental entity's officers, employees, or volunteers, acting in such capacity, shall be presented to the agent within the applicable period of limitations within which an action must be commenced; and

WHEREAS, the failure of a local governmental entity to comply with the requirements of this section precludes that local governmental entity from raising a defense under Chapter 4.96 RCW.

NOW THEREFORE, BE IT RESOLVED, that the Board of the Port of Royal Slope appoints the below listed agent to receive any claims for damages made under Chapter 4.96 RCW.

Agent Appointed: Executive Director
Office Address: 4572 Road 13.6 SW: PO BOX 147
Royal City, WA 99357

Business Hours: Monday – Friday; 8:00 a.m. – 4:00 p.m.

BE IT FURTHER RESOLVED, by the Board of the Port of Royal Slope this document will be recorded with the with the Grant County Auditor.

PASSED AND ADOPTED by the Board of Directors of the Port of Royal Slope at a regular meeting this 27th day of July, 2022.

ATTEST:

Bonnie Valentine, Director

Alan Schrom, Chairman
Davey Miller, Vice-Chairman
Frank Mianeki, Secretary



RESOLUTION 2022.08
A RESOLUTION TO RESTORE RAIL SERVICE

WHEREAS, the Port of Royal Slope has acquired ownership of the former Milwaukee rail line connecting the Royal City industrial area with the rail service in Othello; and

WHEREAS, both the Port of Royal Slope and the State of Washington have invested considerable amounts of money to restore the line to an operational status; and

WHEREAS, the Port of Royal Slope has contracted with Columbia Rail (RYAL) to operate the line; and

WHEREAS, Columbia Railroad is the licensed operator providing service from Royal City to Othello; and

WHEREAS, Columbia Rail has coordinated with, and is reliant on, Columbia Basin Railroad to transport rail cars between the Royal (RYAL) line and the BNSF; and

WHEREAS, establishing a reputation of reliable service is the biggest obstacle to convincing businesses in Royal City to ship by rail; and

WHEREAS, a flooding event happened and continues to happen on Columbia Basin Railroad operated track in Othello; and

WHEREAS, this event resulted in the track to be taken out of service; and

WHEREAS, this caused a loss of service to Royal City; and

WHEREAS, the flooding is a result of an inadequately maintained rail drainage system; and

WHEREAS, the event happened before April 13, 2022; and

WHEREAS, the outage has lasted over three months with little effort to fix it; and

WHEREAS, this outage has caused major financial burdens to Royal City shippers; and

WHEREAS, this unacceptably long outage has done extensive harm to the reputation of the Port of Royal Slope's rail service.

NOW THEREFORE BE IT RESOLVED, The Commissioners of the Port of Royal Slope as follows:

1. Authorize the Port Executive Director to file formal complaints with any and all relevant regulatory agencies, including but not limited to the STB, UTC, FRA, and WSDOT, against Columbia Basin Railroad for their failure to provide service as required by their license to operate.
2. The Port Commissioners employ the Port attorney to explore all legal remedies provided by law to get service restored as soon as possible including but not limited to a change of the licensed operator and/or daily fines. Also, to seek financial compensation to recover losses already incurred.
3. That any remedy to this problem include assurances in writing that any such problems, that arise in the future, will be resolved in a timely manner, guaranteeing that this current negligence will never happen again.

PASSED this 10th day of August 2022.

BOARD OF COMMISSIONERS, PORT OF ROYAL SLOPE

ATTEST:



Bonnie Valentine, Director



Alan Schrom, Chairman



Davey Miller, Vice-Chairman



Frank Miannecki, Secretary



RESOLUTION 2022.09
RESOLUTION OF GRANT COUNTY PORT DISTRICT NO. 2 (PORT OF ROYAL SLOPE)
AUTHORIZING SALE OF REAL PROPERTY TO
PUBLIC UTILITY DISTRICT NO.2 OF GRANT COUNTY

WHEREAS, Grant County Port District No. 2 (the “Port”) owns the following described parcel of real property situated in the county of Grant, state of Washington:

Lot 4, Red Rock Coulee Short Plat, according to the plat thereof recorded in Volume 28 of Short Plats, pages 71 and 72, records of Grant County, Washington.

(hereinafter referred to as “the Property”);

WHEREAS, the Public Utility District No. 2 of Grant County (the “PUD”) desires to acquire the property to build the Redrock Substation:

WHEREAS, as the Property is situated within the Port’s Industrial Development District, the siting of a substation upon the Property will benefit the further development of the Port’s Industrial Development District for industrial purposes by increasing the availability of electrical services to the Park and as such has significant value to the Port;

WHEREAS, the Property has an assessed value of \$83,600.00;

WHEREAS, pursuant to RCW 39.33.010, the Port has the authority to sell, transfer, exchange or otherwise dispose of any real property to any municipality on such terms and conditions as may mutually be agreed upon by the Port and such transferee municipality after a public hearing, of which notice shall be published at least ten (10) days, but not more than twenty-five (25) days prior to such hearing in the manner described in RCW 39.33.020;

WHEREAS, notice of a public hearing scheduled for October 26, 2022, at the Port’s office to hear and determine the advisability of selling the Property to the PUD was published in the Columbia Basin Herald, a newspaper of general circulation, in display advertising form, on October 14, 2022 and such notice was posted in three (3) public places within the Port District on October 14, 2022.

WHEREAS, the Port commission met at 2:00 p.m. on October 26th, 2022 to hear and determine the advisability of selling the Property to the PUD;

WHEREAS, no person appeared in opposition to the proposed sale;

WHEREAS, the commissioners find it to be in the best interest of the Port to sell the property to the PUD;

WHEREAS, the Port has reviewed the PUD’s plans and specifications for the development of the Property as a substation;

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF GRANT COUNTY PORT DISTRICT NO.2 (PORT OF ROYAL SLOPE) AS FOLLOWS:

1. **Authorization of Purchase and Sale Agreement.** The Port by and through its Commissioners shall enter into the Purchase and Sale Agreement between the Port and the PUD providing for the sale of the Property. The Purchase and Sale Agreement shall be substantially in the form presented to the Commission on this date with only those changes as shall be approved by the Port's director, Bonnie Valentine.

2. **Authorization to Close Transaction.** The Port's Director, Bonnie Valentine, for and on behalf of the Port, is authorized and directed to perform any and all acts necessary to complete the sale of the Property to the PUD, pursuant to the terms of the Purchase and Sale Agreement including, but not limited to, the execution of deeds, closing statements, certificates of non-foreign status, closing certificates, excise tax affidavits, and settlement statements.

3. **Effective Date.** This Resolution shall be effective immediately upon passage and signatures hereon.

PASSED AND DATED this 26 day of October 2022.

ATTEST:


Bonnie Valentine, Director


Alan Schrom, Chairman


Davey Miller, Vice-Chairman


Frank Miannecki, Secretary



RESOLUTION NO. 2022.10
RCW 84.55.120

WHEREAS, the Commissioners of the Port of Royal Slope, Port District #2 in Grant County, have met and considered its budget for the calendar year **2023**; and

WHEREAS, the district's actual levy amount from the previous year was **\$202,429**; and,

WHEREAS, the population of this district is less than 10,000; and now, therefore,

BE IT RESOLVED by the Commissioners of the Port of Royal Slope, Port District #2 in Grant County that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the **2023 tax year**.

The dollar amount of the increase over the actual levy amount from the previous year shall be **\$25,724** which is a percentage increase of **12.71%** from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, solar, biomass, and geothermal facilities, and any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Adopted this 9th day of November 2022.

Alan Schrom, Chairman

Davey Miller, Vice Chairman

Frank Mianecski, Secretary

Attest:
Bonnie Valentine, Director

This amount is estimated from information received from the County Assessor's office. The intent is to get the maximum amount allowable under law.



RESOLUTION 2022.11

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF ROYAL SLOPE, PORT DISTRICT NO. 2 OF GRANT COUNTY, AS FOLLOWS:

1. That the three attached Budgets (by reference: General Fund, Industrial Development Fund and LTGO) be made a part of this resolution and hereby are adopted as the budgets of Grant County Port District No. 2 for the calendar year of 2023, and,
2. That a copy of the Levy Certification to be delivered to the Grant County Commissioners, and;
3. That a copy of Resolution 2022.10 will be delivered to the County Assessor.

Adopted at a regular meeting of the Board of Commissioners, Grant County Port District No. 2, on this 9th day of November 2022.

Alan Schrom, Chairman

Davey Miller, Vice Chairman

Frank Mianeki, Secretary

ATTEST:

Bonnie Valentine, Director



**PORT OF ROYAL SLOPE
RESOLUTION 2022.12**

**A RESOLUTION OF THE PORT OF ROYAL SLOPE ADOPTING A NEW
COMPREHENSIVE PLAN FOR THE PORT THAT WILL BE USED AS A PLANNING
GUIDE**

WHEREAS, this new Comprehensive Plan, in accordance with RCW 53.20, includes port goals and objectives and updates the Comprehensive Plan adopted November 2021.

WHEREAS, said new Comprehensive Plan has been presented to and discussed with the Port Commission with revisions made; and

WHEREAS, it was advertised in the local newspaper for two weeks for the community to participate in the planning process

WHEREAS, at 2:00 PM on November 9th, 2022, a public hearing was duly conducted by the Port Commission concerning the new Comprehensive Plan, and there being no objections and it is in the best interest of all concerned that it be adopted and the full and complete Comprehensive Plan of the Port of Royal Slope, superseding all other plans and amendments.

NOW, THEREFORE BE IT RESOLVED that said plan is hereby adopted as the Comprehensive Plan of the Port of Royal Slope pursuant to RCW 53.20 and shall supersede all prior plans and amendments whatsoever.

DATED this 9th day of November 2022.

PORT OF ROYAL SLOPE
BOARD OF COMMISSIONERS

Alan Schrom, Chairman

Davey Miller, Vice-Chairman

Frank Mianécki Jr, Secretary

ATTEST:

Bonnie Valentine, Director



**PORT OF ROYAL SLOPE
RESOLUTION 2022.13**

**A RESOLUTION OF THE PORT OF ROYAL SLOPE, GRANT COUNTY PORT DISTRICT
NO. 2, REVISING THE COMMISSIONER DISTRICTS WITHIN THE PORT DISTRICT**

WHEREAS, under RCW 29A.76.010 the Port of Royal Slope adjusts the Ports three commission districts based on the most recent federal decennial census

WHEREAS, each commissioner district shall be as nearly equal in population as possible to each and every other district such district comprising the port district

WHEREAS, each district shall be as compact as possible

WHEREAS, each district shall consist of a geographically contiguous area

WHEREAS, population data was not used to favor or disfavor any racial group or political party

WHEREAS, to the extent feasible, the district boundaries coincide with existing recognized natural boundaries and to the extent possible, preserve existing communities of related and mutual interest

WHEREAS, public notice was advertised in the newspaper of general circulation in Grant County and posted in three public places

WHEREAS, the map was published on the Port of Royal Slope website

NOW, THEREFORE BE IT RESOLVED the to adopt Resolution No. 2022.13 this 9th day of November 2022.

PORT OF ROYAL SLOPE
BOARD OF COMMISSIONERS

Alan Schrom, Chairman

Davey Miller, Vice-Chairman

Frank Mianecki Jr, Secretary

ATTEST:

Bonnie Valentine, Director



**PORT OF ROYAL SLOPE
RESOLUTION 2022.14**

**A RESOLUTION APPROVING THE SALE OF PORT-OWNED PROPERTY
WITHIN ITS INDUSTRIAL DEVELOPMENT DISTRICT**

WHEREAS, the Port Commission deems it for the best interests of the district and the people thereof and in furtherance of its general plan of industrial development to sell certain property owned by the Port within its industrial development district

WHEREAS, the Port Commissioners declares this property surplus to its needs

WHEREAS, the Port Commission has given notice of the sale as required by Chapter 53.25 RCW by newspaper publication and posting

WHEREAS, the Port Commission has held a duly advertised public hearing to hear the reasons of any taxpayer for or against the proposed sale

WHEREAS, the purchasers of the property have submitted to the Port Commission its plans for the development of the property and the Port Commission has approved such plans

WHEREAS, no person appeared in opposition to the sale of the Property

WHEREAS, the Port has statutory authority to sell the Property to Norwest Ingredients LLC

WHEREAS, the Port has negotiated with Norwest Ingredients, LLC a Purchase and Sale Agreement under which Norwest Ingredients, LLC is to purchase

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Port of Royal Slope, Port District No. 2 of Grant County, Washington, that it adopts the following findings and determinations regarding the advisability of the proposed sale as follows:

1. The following described property is within the Port's industrial development district and is owned by the Port:

THAT PORTION OF LOT 16, PORT OF ROYAL SLOPE PHASE 1, RECORDED IN BOOK 18, PAGES 35 AND 36, AS CORRECTED BY SURVEY RECORDED IN BOOK 40, PAGE 1, ALL RECORDS OF GRANT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°05'13" WEST 348.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°43'36" WEST 565.54 FEET TO THE WEST LINE OF SAID LOT 16, BEING THE TERMINUS OF THIS LINE DESCRIPTION.

2. The Port declares this property surplus to its needs.

3. The Port has determined it to be in the best interests of the district and its people to sell the property and has further determined that such sale and ensuing development is in furtherance of the Port's industrial development plan.
4. The Port has given proper public notice of the proposed sale, has held a duly advertised public hearing on the proposed sale, and has reviewed and approved the purchaser's development plans.
5. The Port has agreed to sell 3 acres from Parcel #071390805 as described above to Terry and Stacie Cochran and Jeff and Terri Cochran for the price of \$90,000 and the cost of the Boundary Lot Adjustment in the amount of \$5,400.00.
6. The Port, by and through its Port Director, Bonnie Valentine, is authorized and approved to sell the Property to Norwest Ingredients, LLC pursuant to the terms and conditions of the Purchase and Sale Agreement.
7. The Port's Director, Bonnie Valentine, for and on behalf of the Port is directed to execute the Purchase and Sale Agreement, and to perform any and all acts necessary to complete the conveyance of the Property to Norwest Ingredients, LLC under the terms of the Purchase and Sale Agreement including, but not limited to, the execution of deeds, closing statements, certifications of non-foreign status, closing certificates and excise tax affidavits.

This Resolution shall be effective at the regular meeting of the Board of Commissioners of the Port of Royal Slope, Grant County Port District No. 2 immediately upon passage and signatures hereon.

PASSED by the Board of Commissioners of the Port of Royal Slope this 9th day of November 2022.

BOARD OF COMMISSIONERS, PORT OF ROYAL SLOPE



Alan Schrom, Commissioner

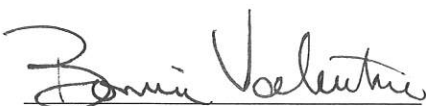


Davey Miller, Commissioner



Frank Miannecki Jr., Commissioner

ATTEST:



Bonnie Valentine



**PORT OF ROYAL SLOPE
RESOLUTION 2022.15**

**A RESOLUTION CHANGING THE WATER RATES AS PREVIOUSLY STATED IN
RESOLUTION 2018.10**

WHEREAS, The Port of Royal Slope owns and operates its own water system providing potable water and fire flow protection to the tenants in the Port's Industrial Park

WHEREAS, the Port's water system is classified as a Group A Water System

WHEREAS, rates will apply on the water bill for January 2023

THEREFORE, the undersigned, hereby agrees that the water rates for the tenants in the Port's Industrial Park shall be set at:

1. \$140.00 per meter per month with an allotment of 500 cubic feet per month per meter non-accumulative
2. \$0.72 per 100 cubic feet used after the first 500 cubic feet per month
3. The above rates shall be subject to change, as needed, to meet the O & M expenses of the water system.
4. All current rates and fees are listed on Exhibit 1 as set forth in Resolution 2020.05

Approved by a vote of the Commission on this 28th day of December 2022



Alan Schrom, Commissioner



Dave Miller, Commissioner



Frank Mianeki Jr., Commissioner

ATTEST:



Bonnie Valentine



**PORT OF ROYAL SLOPE
RESOLUTION 2022.16**

**A RESOLUTION AMENDING RESOLUTION 2018.11 IN ESTABLISHING WATER RATES FOR
BULK DELIVERY TO THE SUNFRESH WATER SYSTEM**

WHEREAS, the Port of Royal Slope owns and operates its own water system providing potable water and fire flow protection to the tenants in the Port's Industrial Park

WHEREAS, the Port extended its 12" water main to the adjacent Hiawatha Industrial Park

WHEREAS, the Port's water system is classified by Washington State Department of Health as a Group A Water System

WHEREAS, the Port received approval from Washington State Department of Ecology to include the area south of Road 13.6 SW in their water service area for Commercial and Fire Flow water

WHEREAS, the Board of Commissioners of the Port of Royal Slope deems it in the best interest of the Port to charge the bulk water rates as listed below to the Sunfresh Water System

THEREFORE, the undersigned, hereby agrees that the water rates for bulk delivery to the Sunfresh Water System are as follows:

1. \$140.00 per each Connection to the Sunfresh Water System per month which includes 500cf of water
2. The Sunfresh Water System will not be charged for the Fire District #10 Station connection
3. \$0.72 per 100 cubic feet used over the 500cf per connection each month
4. One-time connection fee to the Sunfresh Water System is the same charge per meter as stated in Resolution 2019.02
5. \$100.00 late fee charge if payment isn't received or postmarked by the 25th of the month
6. The above rates shall be subject to change, as needed, to meet the O & M expenses of the water system.

APPROVED by a vote of the Commission on this 28th day of December 2022

BOARD OF COMMISSIONERS, PORT OF ROYAL SLOPE



Alan Schrom, Commissioner



Davey Miller, Commissioner



Frank Mianeki Jr., Commissioner

ATTEST:



Bonnie Valentine